

KYLE NOLTE knolte@stamperlaw.com

November 16, 2025

VIA E-MAIL ONLY

Ms. Morgan Ashley Anchor/Executive Producer KHQ 1201 W. Sprague Ave. Spokane, WA 99201 morgan.ashley@nonstoplocal.com

Re: Mr. Stephen Ford

Dear Ms. Ashley:

Greetings.

Our firm represents Mr. Stephen Ford with regard to Spokane County Superior Court cause no. 24-2-06116-32. I am responding to your e-mail to Mr. Ford of November 13, 2025.

As a general rule, we do not try our cases in the media as it undermines the integrity of the adjudicative process. Accordingly, neither Mr. Ford nor our firm has any official comment.

Instead, I can refer you to the Court case file, wherein you will find:

- Answers filed by each of the Defendants wherein they deny the Plaintiffs' claims.
- Declarations filed by the Plaintiffs wherein they acknowledge receiving several hundred thousand dollars from the Defendant lenders, which they failed to repay.
- A July 30, 2025, order issued by Judge Annette Plese, imposing sanctions against the Plaintiffs and awarding the Defendants more than \$23,000 in fees. (As a courtesy, please see attached/enclosed a copy of Judge Plese's July 30, order).

Ms. Morgan Ashley Re: Mr. Stephen Ford November 16, 2025

Page 2

- A September 26, 2025, order issued by Judge Plese awarding Mr. Ford \$8,145.00 in attorney's fees. (Again, as a courtesy, please see attached/enclosed a copy of Judge Plese's September 26, order). Judge Plese issued similar orders in favor of other Defendants.
- Last month Judge Plese heard the Defendants' motion to dismiss the Plaintiffs' claims, and her written decision is pending.
- Mr. Ford is not being investigated by the Washington State Department of Financial Institutions.

I can only presume the Plaintiffs are now attempting to try their case in the media for the purpose of influencing Judge Plese's decision with regard to the Defendants' motion to dismiss the Plaintiffs' claims. Mr. Ford will not take part in this.

Finally, in fairness to all concerned you may consider withholding your story, if any, until after Judge Plese has issued her decision on the Defendants' motion to dismiss the Plaintiffs' claims.

Sincerely,

KYLE W. NOLTE

Enclosures:

cc:

File

Mr. Stephen Ford

H:\Clients\Ford.Stephen\Correspondence\Ltr. Ashley 11.16.25.docx

Per CR5(e) & Judge Plese this document Has been filed with Clerk on:

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30 31 SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

JEREMY ALVIS, STEVEN BRIMMER, and CYNTHIA O'BRIEN,

Plaintiffs,

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٧.

BASCK, LLC; DIAMOND ROCK
PROPERTIES LLC; UNITED
PROCESSING SERVICES, INC.; PACIFIC
MORTGAGE CENTER, LLC; ALAN HURD
and JANE DOE HURD, spouse; HOME
CENTER DESIGN & CONSTRUCTION,
LLC; RICK HURD and NANCY HURD,
spouse; STEPHEN FORD; FORD &
MORTENSEN, PS aka FORD, DALTON
&MORTENSEN PS; TCF PROPERTIES,
LLC; DIAMOND ROCK FINANCIAL, LLC;
ROBERT "BOB" CALHOUN and JANE
DOE CALHOUN, spouse; and STEVEN
SCHNEIDER.

Defendants.

PROPOSED

NO. 24-2-06116-32

ORDER ON PLAINTIFFS' AMENDED MOTION FOR PROTECTIVE ORDER. SANCTIONS, AND WITNESS TAMPERING

CLERK'S ACTION REQUIRED

I. BASIS

THIS MATTER came before the above-entitled Court on the motion of Plaintiffs, by and



ORDER ON PLAINTIFFS' AMENDED MOTION FOR PROTECTIVE ORDER, SANCTIONS & WITNESS TAMPERING: 1

720 West Boone, Suite 200 BPOKANE, WA 99201 TELEFAX (809) 826-4891 TELEPHONE (809) 326-4800 through their attorney John Pierce, of Law Office of John Pierce, P.S., requesting the Court 1) enter a no-contact order against the defendants, 2) impose sanctions upon Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC, for witness tampering, and 3) refer Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC for criminal investigation and prosecution under 9A.72.120.

Plaintiffs were represented at the hearing by their attorney John Pierce.

Defendant Alan Hurd was represented at hearing by Kevin W. Roberts of Robert Freebourn, PLLC.

Defendant Stephen Ford was represented at hearing by Kyle W. Nolte of Stamper Rubens, P.S.

Defendant TCF Properties, LLC, was represented at hearing by Darren M. Digiacinto of Winston & Cashatt, P.S.

Defendant Basck, LLC and Diamond Rock Properties, LLC, were represented at hearing by Zaine M. Yzaguirre of Lukins & Annis, P.S.

The Court considered the Court case file and the following pleadings and materials submitted in support of, or in opposition to the motion:

- Plaintiffs' Amended Motion for Protective Order and to Sanction Defendants for Witness Tampering in Violation of RCW 9A,72.120;
 - 2. Declaration of Defendant Alan Hurd;
 - 3. Defendant Alan Hurd's Response Memorandum;
 - 4. Plaintiff's Reply to Reply by Defendant Alan Hurd Response:



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5.	Declaration	of Trina	Ford:
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- 6. Declaration of Darren Digiacinto;
- 7. Defendant TCF Properties, LLC's Response Memorandum;
- 8. Plaintiffs' Reply to Response by TCF Properties, LLC's Response;
- 9. Declaration of Stephen Ford;
- 10. Declaration of Kyle W. Nolte;
- 11. Defendant Stephen Ford's Response Memorandum;
- 12. Declaration of John Pierce Plaintiffs' Reply to Response Stephen Ford Response;
- 13. Supplemental Declaration of Stephen Ford;
- 14. Defendants' Basck, LLC's and Diamond Rock Financial, LLC's Response Memorandum;
- 15. The Court received argument from Plaintiffs' counsel and from each of Defendants' counsel present.
- 16. At the commencement of the hearing, Kevin Roberts, attorney for Mr. Alan Hurd, moved the Court to strike the motion for a protective order as not properly before the Court.
- 17. At the commencement of the hearing, Kyle W. Nolte, attorney for Mr. Stephen Ford, moved the Court to excuse Mr. Juan Robles from counsel table and the Courtroom.

II. FINDINGS

Plaintiffs' motion for a protective order was not properly before the Court, which
Plaintiffs' counsel conceded at the beginning of his argument, and which motion the Court struck
at hearing.



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- Mr. Juan Robles is not a current party to the matter, but pursuant to Plaintiffs' counsel, a material witness. The Court excluded Mr. Robles from the courtroom for hearing.
- 3. Plaintiffs' written motion requested the Court "award sanctions against Defendants Alan Hurd, Stephen Ford, and TCF Properties, LLC for tampering with witnesses, in violation of RCW 9A.72.120, and requested the Court refer this matter [the alleged conduct of Defendants Alan Hurd, Stephen Ford, and TCF Properties, LLC], for criminal investigation and prosecution under the same statute."
- 4. At hearing, Plaintiffs' counsel stated he was not asking the Court to refer Defendants Alan Hurd, Stephen Ford, and TCF Properties, LLC.
- 5. Witness tampering under 9A.72.120, is a criminal matter and there is no private cause of action available to the Plaintiffs that the Court could order or enforce.
- Plaintiffs failed to provide any admissible evidence to the Court in support of their several motions.
- 7. Plaintiffs provided the Court no affidavit or declaration of any person with personal knowledge of any fact alleged in, or relevant to Plaintiffs' motion.
- 8. Plaintiffs submitted to the Court excerpts of text messages as evidence of communications, which Plaintiffs² alleged as the basis for their motion; however, Plaintiffs submitted no affidavit or declaration authenticating the text messages, and the text messages do not indicate a date or a time they were allegedly sent or delivered.
- 9. The multiple declarations submitted to the Court by Plaintiffs' counsel are not evidence. Pursuant to Plaintiffs' counsel's declarations, he possessed no personal knowledge of



the facts alleged in Plaintiffs' motion, including the text messages, which Plaintiffs² allege as the basis for their motion.

- 10. Plaintiff's' counsel is not permitted to be a witness in the matter and Plaintiffs' counsel's declarations cannot be used to authenticate, corroborate or establish any fact alleged in Plaintiffs' motion, for which Plaintiffs' counsel has no personal knowledge.
- 11. The Declaration of Mr. Alan Hurd, is the only admissible evidence before the Court with regard to the context of the communications Plaintiffs submitted to the Court and which Plaintiffs claim as the basis of their motion.
- 12. Based on the testimony of Mr. Alan Hurd, which is the only admissible evidence before the Court, the Court finds that Mr. Juan Robles initiated the contact with Mr. Hurd.
- 13. The Court finds no basis to impose sanctions against Defendant Alan Hurd, a non-lawyer, based on his response to Mr. Robles.
- 14. Based on the evidence before the Court, there is no basis to impose sanctions against Defendant Stephen Ford.
- 15. Plaintiffs' counsel conceded at hearing that Defendant TCF Properties, LLC, had never received his June 9, 2025, e-mail advising that Mr. Robles was "an anticipated new plaintiff." Nonetheless, Plaintiffs included TCF Properties, LLC, in their motion.
- 16. Based on the evidence before the Court, there is no basis to impose sanctions against Defendant TCF Properties, LLC.
- 17. Each of the Defendants named in Plaintiffs' motion and appearing at hearing filed a response to Plaintiffs' motion, and each requested the imposition of sanctions against Plaintiffs,



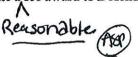
and an award of fees for having to respond to and defend Plaintiffs' motion.

- 18. Having considered Plaintiffs' motion and the Defendants' response materials, and based on the serious nature of Plaintiffs' allegations against the Defendants named in Plaintiffs' motion, including allegations that Defendants conspired to engage in criminal conduct, without having provided any admissible evidence of such conduct to the Court, this Court agrees the imposition of sanctions in the form of attorney fees is appropriate and warranted.
- 19. Plaintiffs' will pay the Defendants' attorneys fees incurred in responding to this motion, as determined by a fee affidavit submitted by their respective counsel.
 Based on the findings of the Court,

III. ORDER

IT IS HEREBY ORDERED:

- 1. Plaintiffs' motion for protective order is DENIED.
- Plaintiffs' motion for sanctions against Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC, is DENIED.
- 3. Plaintiffs' motion requesting the Court refer Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC, for criminal investigation and prosecution under 9A.72.120 is DENIED.
- 4. Defendants Alan Hurd's, Stephen Ford's and TCF Properties, LLC's request for the imposition of sanctions against Plaintiffs is GRANTED.
- Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC, are awarded their fees incurred in responding to and defending against Plaintiffs' motion.
 - 6. The Court shall determine a fee award to Defendants Alan Hurd, Stephen Ford and





ORDER ON PLAINTIFFS' AMENDED MOTION FOR PROTECTIVE ORDER, SANCTIONS & WITNESS TAMPERING: 6

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TCF Properties, LLC, without oral argument, as follows:

- a. Within ten days of entry of this order, counsel for Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC, shall file their fee affidavits and a proposed order with the Court, and serve a copy upon Plaintiffs' counsel.
- b. Within five (5) days of receipt of Defendants' fee affidavits, Plaintiffs' counsel shall file their written objection to Defendants' request for fees, if any, and serve a copy on Defendants' counsel.
- c. Within five (5) days of receipt of Plaintiffs' written objection, if any,

 Defendants' counsel shall have five (5) days to submit any reply to Plaintiffs' objection.
- d. Thereafter, the Court shall determine an award of fees to Defendants Alan
 Hurd, Stephen Ford and TCF Properties, without oral argument.
- 7. The fees awarded herein shall be paid by the Plaintiffs to Defendants within 30 days. unless specufied differently in the order. Asp
- 8. In the event the fees awarded herein, or any portion thereof, shall remain unpaid after 30 days, the Defendants, or any of them, shall be entitled to entry of a judgment against Plaintiffs, jointly and severally, without further notice to Plaintiffs, upon submission of affidavit from said Defendant evidencing the amount then remaining unpaid. Such judgment shall accrue interest at the legal rate of 12% per annum, until satisfied.



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By:

DONE IN OPEN COURT THIS 30	day of July, 2025.
HOI	N. ANNETTE PLESE, JUDGE
Presented by:	Approved by: Notice of Presentment waived:
STAMPER RUBENS, P.S.	ROBERTS FREEBOURN, PLLC
By: Low WSBA #27073 Kyle W. Nolte, WSBA #27073 Attorney for Defendant Stephen Ford, Ford & Mortensen, PS aka Ford, Dalton, & Mortensen, PS	Electronically Approved 7.23.25 By: Kevin Roberts, WSBA #29473 Attorney for Defendants Pacific Mortgage Center LLC; Alan Hurd; Jane Doe Hurd; Home Center Design & Construction LLC; Rick Hurd; Nancy Hurd; Robert Calhoun; and Jane Doe Calhoun
LUKINS & ANNIS, P.C.	LAW OFFICE OF JOHN PIERCE, P.S.
Electronically Approved 7.23.25 By: Michael D. Franklin, WSBA #34213 Attorney for Defendants Basck LLC and Diamond Rock Financial LLC	LAW OFFICE OF JOHN PIERCE, P.S. Agent as to TOTAL. By: John Pierce WSBA #38722 Attorney for Plaintiffs Jeremy Alvis, Steven Brimmer, and Cynthia Obrien
WINSTON & CASHATT, P.S.	, ,

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Electronically Approved 7.23.25

Darren M. Digiacinto, WSBA #39771 Attorney for Defendants TCF Properties LLC

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30 31 SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE

JEREMY ALVIS, STEVEN BRIMMER, and CYNTHIA O'BRIEN,

Plaintiffs,

v.

BASCK, LLC; DIAMOND ROCK
PROPERTIES LLC; UNITED
PROCESSING SERVICES, INC.; PACIFIC
MORTGAGE CENTER, LLC; ALAN HURD
and JANE DOE HURD, spouse; HOME
CENTER DESIGN & CONSTRUCTION,
LLC; RICK HURD and NANCY HURD,
spouse; STEPHEN FORD; FORD &
MORTENSEN, PS aka FORD, DALTON
&MORTENSEN PS; TCF PROPERTIES,
LLC; DIAMOND ROCK FINANCIAL, LLC;
ROBERT "BOB" CALHOUN and JANE
DOE CALHOUN, spouse; and STEVEN
SCHNEIDER.

Defendants.

EROPOSED

NO. 24-2-06116-32

ORDER AWARDING FEES TO DEFENDANT STEPHEN FORD

(PURSUANT TO ORDER OF THE COURT ENTERED JULY 30, 2025)

* ORIGINAL *

CLERK'S ACTION REQUIRED

I. BASIS

THIS MATTER came before the above-entitled Court pursuant to an Order of the Court



720 West Boone, Suite 200 Spokane, Wa 99201 Telefax (509) 326-4891 Telephone (509) 326-4800 entered July 30, 2025, and the Affidavit of Kyle W. Nolte separately filed. Following a hearing on July 18, 2025, the Court denied Plaintiffs' motion requesting a protective order, sanctions, and referral by the Court of Defendants Alan Hurd, Stephen Ford and TCF Properties, LLC, for criminal investigation and prosecution under 9A.72.120. On July 30, 2025, the Court entered an order authorizing an award of fees to Alan Hurd, Stephen Ford and TCF Properties, LLC, upon submission of an appropriate affidavit. The Court has reviewed the Affidavit of Kyle W. Nolte regarding the fees incurred by Defendant Stephen Ford in responding to Plaintiffs' motion.

II. FINDINGS

- 1. The Court finds the attorney's fees requested by Defendant Stephen Ford in the amount of \$10,005.00, as evidenced by the Affidavit of Kyle W. Nolte, were incurred by Defendant Stephen Ford only in responding to the Plaintiffs' motion.
- 2. The Court finds the attorney's fees requested by Defendant Stephen Ford, as evidenced by the Affidavit of Kyle W. Nolte, in the amount of \$10,005.00, are reasonable.

 Based on the findings of the Court,

III. ORDER

IT IS HEREBY ORDERED:

- 1. Defendant Stephen Ford is awarded the total sum of \$10,005.00, representing fees incurred by him in responding to Plaintiffs' motion.
 - 2. No costs are awarded to Defendant Stephen Ford herein.
- 3. The fees awarded to Stephen Ford herein shall be paid by the Plaintiffs to Defendant Sixty (60)

 Stephen Ford within thirty (30) days of entry of this Order.



In the event the fees awarded herein, or any portion thereof, shall remain unpaid 30 days, Defendant Stephen Ford shall be entitled to entry of a judgment against Plaintiffs, jointly and severally, without further notice to Plaintiffs, and such judgment shall accrue interest at the legal rate of 12% per annum, from the date of entry, until satisfied.

DONE IN OPEN COURT THIS 26 day of Aug

HON. ANNETTE PLESE, JUDGE

Presented by:

Approved by:

Notice of Presentment waived:

STAMPER RUBENS, P.S.

LAW OFFICE OF JOHN PIERCE, P.S.

Kyle W. Nolte, WSBA #27073

Attorney for Defendant Stephen Ford, Ford &

Mortensen, PS aka Ford, Dalton, &

Mortensen, PS

Attorney for Plaintiffs Jeremy Alvis, Steven

Brimmer, and Cynthia Obrien

Ct Renawed

Defendant Stephen Ford fees.

Date	Attorney	Work Performed	Hours	Fee
6/16/25	KWN	Review OC e-mail and attached P's Motion for Protective Order, Sanctions for Witness	.30	\$112.50
		Tampering (RCW 9A.72.120), with Exs.,		
		forward to Client.		
6/16/25	KWN	TC with Client re: P's Motion for Protective	.40	\$150.00
0/10/23	KWN	Order, Sanctions for Witness Tampering	.40	\$130.00
		(RCW 9A.72.120).		
6/16/25	KWN	E-mail to/from OC re: status of his	.10	\$37.50
		representation of Lopez.		
6/27/25	CEC	Review OC email and attached P's Amended	.30	\$90.00
		Motion for Protective Order, Sanctions for	13000000	1
		Witness Tampering (RCW 9A.72.120), with		
	Exs., forward to Client.			
6/27/25	CEC	T/C with Client re: responding to P's	.30	\$90.00
		Amended Motion for Protective Order,		
		Sanctions for Witness Tampering (RCW	1	
		9A.72.120).		
6/27/25	KWN	T/C with Client re: responding to P's	.30	\$112.50
		Amended Motion for Protective Order,		
		Sanctions for Witness Tampering (RCW	ł	
		9A.72.120).		
7/01/25	KWN	Strategy Conference with CEC	.60	\$225.00
	CEC	Strategy Conference with KWN	.60	\$180.00 /
7/01/25	CEC	Legal research re: application of RCW	.80	\$240.00
• •		9A.72.120.		ļ
7/01/25	KWN	T/C with Client to review Lopez loan	.80	\$300.00
		documents		
7/01/25	CEC	Legal research re: motion for Protective Order,	1.70	\$510.00
		Sanctions		
7/01/25	CEC	Review file; draft Response Memorandum.	2.50	\$750.00
7/02/25	KWN	Review file; Draft Client Declaration; Draft	4.10	\$1,537.50
		KWN Declaration; Review and revise		
= 100 /c =		Response Memorandum.	10	04.50.00
7/02/25	KWN	Review TCF Response to P's Motion	.40	\$150.00
7/03/25	KWN	Review Plaintiff's Witness List, forward to	.20	\$75.00
		Client.		18 5 .00



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Date	Attorney	Work Performed	Hours	Fee
7/03/25	KWN	T/C with Client.	.30	\$112.50
7/03/25	KWN	Review Diamond Rock/Basck Response to P's motion.	.30	\$112.50
7/03/25	KWN	Review PMC & Hurd Response to P's motion.	.40	\$150.00
7/03/25	KWN	Review Plaintiff's Reply to TCF Response in Opposition to P's motion.	.40	\$150.00
7/03/25	CEC	Strategy Conference with KWN.	.30	\$90.00
7/03/25	KWN	Strategy Conference with CEC	.30	\$112.50
7/03/25	KWN	Review file; Review and final Client Declaration; Review and final KWN Declaration; e-mail to Client; T/C with Client.	.60	\$225.00
7/03/25	CEC	Review TCF, PMC & Hurd Briefings; Review and final Client's Response Memorandum; Draft proposed Order.	1.80	\$540.00
7/11/25	KWN	Review OC Reply Declaration to Client Response materials, send to Client.	.60	\$225.00
7/11/25	KWN	T/C with Client.	.20	\$75.00
7/11/25	KWN	Strategy Conference with CEC.	.30	\$112.50
7/11/25	CEC	Strategy Conference with KWN	.30	\$90.00
7/11/25	KWN	Review file; Draft Client Supplemental Declaration, send to Client for review.	1.20	\$450.00
7/12/25	KWN	T/C with Client.	.30	\$112.50
7/17/25	KWN	Review File; Prepare Argument for hearing on P's motion.	1.10	\$412.50
7/18/25	KWN	To Superior Court; Hearing on P's motion for Protective Order, Sanctions for Witness Tampering (RCW 9A.72.120).	1.60	\$600.00
7/18/25	KWN	Prepare Proposed Order, send to Client for review.	1.50	\$562.50
7/18/25	KWN	TC with client re: Proposed Order.	.30	\$112.50
7/21/25	KWN	Review Client e-mail re: Proposed Order; T/C with Client	.20	\$75.00
7/21/25	KWN	Revise Proposed Order, send to D's counsel for review and input.	.40	\$150.00
7/21/25	KWN	Review DD proposed red-line changes to Proposed Order, revise Proposed Order.	.20	\$75.00



STAMPER RUBENS, P.S.

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Date	Attorney	Work Performed	Hours	Fee
7/23/25 KWN	TC with KR re: proposed revisions to	.10	\$37.50	
		Proposed Order, and approval.		
7/23/25	KWN	Review DD e-mail approving Proposed Order.	.10	\$3/7.50
7/23/25	KWN	Review ZY e-mail approving Proposed Order.	.10	\$37.50
7/23/25	KWN	E-mail to D's counsel with final Proposed Order.	.10	\$37.50
7/23/25	KWN	E-mail to OC counsel with Proposed Order on P's motion for Protective Order, Sanctions for Witness Tampering (RCW 9A.72.120).	.10	\$37.50
7/28/25	KWN	Review OC e-mail approval of Proposed Order, with signature page; print, sign and assemble signature pages for entry with Court.	.20	\$75.00
7/29/25	KWN	Review file; begin drafting KWN Affidavit Re: Client's Fees and Costs	.50	\$187.50
8/04/25	KWN	Review file; review, revise and final KWN Affidavit Re: Client's Fees and Costs.	.70	\$262.50
8/04/25 KWN	Prepare Proposed Order on award of fees to Client.	.50	\$187.50	
		KWN Fees:	19.80	\$7,425.00
		CEC Fees:	8.60	\$2,580.00
		Total Fees:	/	\$10,005.00

- 9. Defendant Stephen Ford did not incur any costs in responding to the Plaintiffs' motion.
- 10. Defendant Stephen Ford incurred a total of \$10,005.00, consisting of \$10,005.00 in fees and \$0.00 in costs, responding to Plaintiffs' motion, which was the basis for the Court's award of fees and costs herein.
- 11. Defendant Stephen Ford's fees and costs requested herein were incurred only in responding to the Plaintiffs' motion, for which the Court awarded Defendant Stephen Ford fees and costs.
 - 12. Defendant Stephen Ford's requested fees and costs are reasonable.

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STAMPER RUBENS, RS.

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