

February 26, 2021

RE: Improper and predatory towing of residents' vehicles in Wake County, NC

Dear Steven Schaub:

I am an attorney who represents Siembra NC and a group of organized residents of YES! Communities located at Deerhurst, Foxhall, and Stonybrook in Wake County, North Carolina. This letter constitutes a formal demand that your company cease your illegal practices related to improper and predatory towing of residents' vehicles. If you do not do so promptly, you may be subject to litigation in Wake County Superior Court.

Since the onset of the COVID-19 pandemic in March 2020, multiple residents have repeatedly suffered from your illegal towing contract with Lizard Lick Towing & Recovery. I am aware that agents of Lizard Lick Towing & Recovery regularly stalk your trailer communities, with your knowledge and consent, to prey upon residents, towing their properly-parked vehicles for pretextual reasons in order to extract funds from vulnerable people.

This practice constitutes an unfair and deceptive trade practice in violation of N.C.G.S. 75-1.1, an unfair and deceptive debt collection practice in violation of N.C.G.S. 75-54, and illegal price gouging during a declared state of emergency in violation of N.C.G.S. 75-38.

Examples of these unlawful tows include, but are not limited, to the following:

- Parking in a visitor's spot during office hours
- Parking in a resident's driveway with valid license plates from out-of-state
- Parking a car with recently-expired license plates
- Parking a family member's car with one of the tires touching a little bit of grass on the side of the driveway
- Parking a rental car
- Parking a visiting nurse's vehicle on the road for a few minutes

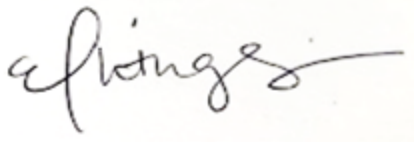
Through this letter, your residents demand that you immediately end your contract with Lizard Lick Towing & Recovery, and that you meet with a delegation of residents and Siembra NC to discuss reasonable reforms to your parking policies. In particular, you must not tow vehicles that are parked properly. You must not tow vehicles with recently-expired plates or vehicles with out-of-state plates. You must not stalk the property looking for pretextual reasons to tow vehicles.

You have no reasonable grounds to authorize Lizard Lick to tow these vehicles from residents' homes, and doing so is illegal and predatory.

Please contact Elizabeth Simpson at [elizabeth@emancipatenc.org](mailto:elizabeth@emancipatenc.org) or 703-587-8563 by March 8 to arrange a conversation about this issue.

Thank you for your cooperation.

Sincerely,



Elizabeth G. Simpson  
Attorney at Law

Residents of Foxhall, Stonybrook and Deerhurst communities:

1. Aareli Torres
2. Agustin Castro
3. Aleander Jose Solis Cano
4. Alex Marin
5. Alicia Fernandez
6. Alma Garcia
7. Alma Rosa Ramos
8. Andrez Garcia Trejo
9. Anthony Dubon
10. Armando Bardales
11. Arnulfo Rostellon
12. Avelino Rico
13. Beatriz Trejo
14. Belen Gonzalez
15. Benarda Bautista
16. Bertin Gonzalez
17. Bryan Ramirez
18. Cara Llasking
19. Carlos Alberto Ramirez
20. Carlos Mejia
21. Carmen Gnum Rodriguez
22. Carmen Rodriguez
23. Celene Estrada
24. Christopher Suriel
25. Cristobal C
26. David Dominguez Hernadez
27. Dora Arzate Bello
28. Edgar Hernandez
29. Edith Solis
30. Emanuel Vasquez
31. Emma Ramirez
32. Enrique Arita
33. Enrique Garcia
34. Erika Hernandez
35. Erwin Reyes
36. Esperanza Leija
37. Esther Gamez
38. Francisco Hipolito
39. Gerardo Perez Sosa
40. Hector Maldonado
41. Hilaria Vasquez
42. Isabel Valdivia
43. Jaime Bravo
44. Jesus Arroyo
45. Jose Alberto
46. Jose Fancisco Diaz Sarabia
47. Jose Lopez
48. Jose Ramirez
49. Jouventeno Miranda
50. Juan Carlos Bruno
51. Juan Rosa
52. Karen Medina
53. Lillian De Almas
54. Manuel Garcia
55. Mari Vivas
56. Maria Alvarez
57. Maria Arroyo
58. Maria Isabel Garcia Hernandez
59. Maria Romero
60. Marin Vazquez
61. Mario Vallejo
62. Maritza Martinez
63. Marta Marin
64. Merli Santos
65. Michelle Santiago
66. Miguel Perez
67. Oralia Arita
68. Oscar Montana
69. Paulina Haway
70. Pedro Lugo
71. Richard Vargaz Castaneda
72. Rodrigo Leon

73. Rogelio Mendez  
74. Rosa Elvia Castillo  
75. Sandra Canjar  
76. Sandra Flores  
77. Sandra Gomez  
78. Sergio Candela  
79. Sergio Martinez  
80. Sergio Trevino  
81. Silvia Mendoza  
82. Silvia Pacheco  
83. Silvia Tepetate  
84. Sonia Casillas  
85. Wilfredo Castro  
86. William Rivera  
87. Yoeslam Prado  
88. Yolance Melaria  
Lopez  
89. Yuridia Perez  
90. Catina Williams  
91. Chris Tabron  
92. Shervon Vick  
93. Daniel Lindsey  
94. Tiarra Hall

95. Brandilyn Styers  
96. Guillermo Arce  
97. Matthew Mitchell  
98. Tasha Smith  
99. Jesse Green  
100. Brittany Alston  
101. Tracy Shephard  
102. Alyce Johnson  
103. Tyshawn  
Hooker  
104. Christopher  
Davis  
105. Tasha Dillard  
106. Joseph Thorne  
107. Richard  
Hedges  
108. Lisa Johnsen  
109. Trev Haskins  
110. Rachelin  
Velasquez  
111. Maurin  
Martinez  
112. Antonio Eaton

113. Maria Madrid  
114. Jose Cruz  
115. Marta Sanchez  
116. Maria Lopez  
117. Came  
Hernandez  
118. Aide Zuniga  
119. Nieves Rodriguez  
120. Edgar Fuentes  
121. Ulises Soto  
122. Noel Soto  
123. Wendy Garza  
124. Marlin  
Hernandez  
125. Ramon Vigil  
126. Ofelia  
Gonzalez  
127. Yoselin  
Vasquez  
128. Eugenio  
Ramirez

Notes:

Improper and predatory towing of residents' vehicles

Forcing residents to pay exorbitant and inconsistent fees for release of their vehicles

Engaging in unfair and deceptive trade practices in violation of

75-1.1

20-219.2(a) vehicle may be removed from private lot by direction of property owner

44A-4 - requirement of written notice

75-38 - price gouging during an emergency? Is it still a state of emergency under covid?

75-54 unfair or deceptive debt collection practice

False, deceptive, misleading statements about purported reasons for towing?