

PAUL G. AMANN (6465)
Assistant Attorney General
JOHN E. SWALLOW (5802)
Utah Attorney General
Attorneys for the State of Utah
160 East 300 South, 5th Floor
P.O. Box 140872
Salt Lake City, Utah 84114-0872
Telephone (801) 366-0196
Facsimile: (801) 366-0315
Email: pamann@utah.gov

BEFORE THE DIVISION OF SECURITIES
OF THE DEPARTMENT OF COMMERCE
OF THE STATE OF UTAH

IN THE MATTER OF, LANDMARK FINANCIAL SERVICES, LLC; LANDMARK REO CLUB, LLC; TRENT D. WILLIAMS; and DANIEL BRYCE PRESCOTT; RESPONDENTS.	PETITIONER'S INITIAL DISCLOSURES CASE NO. SD- 13-0033 CASE NO. SD- 13-0034 CASE NO. SD- 13-0035 CASE NO. SD- 13-0036
---	--

The undersigned Assistant Attorney General, Paul G. Amann, on behalf of the State of Utah, Department of Commerce, Securities Division (Division), hereby submits the following initial disclosures as required by Utah Administrative Code R151-4-503, and the scheduling order issued in this case.

WITNESSES (with discoverable information):

1. Respondents, Trent D. Williams and Daniel Bryce Prescott
2. Investor S.P.
3. Investor B.T.
4. Investor R.F.
5. Matt Edwards, Investigator, Utah Division of Securities

The Division reserves the right to amend its disclosures with the names of other witnesses as may become known through its investigation, discovery or other avenues.

EVIDENCE: With the exclusion of non-discoverable material (*e.g.*, material that is attorney work-product, attorney-client privileged, confidential) the Division hereby gives notice that it will provide reasonable access to its files as mandated by Rule 151-4-503(1)(b)(ii)(B) of the Utah Rules of Administrative Procedure.

Pursuant to Rule 151-4-503(1)(b)(ii)(A), the Division hereby describes the documents which are in the Division's possession:

1. Zions Bank records for bank accounts as indicated in Exhibit A attached hereto;
2. Zion's Bank records for wire transactions dated June 8, 2010 and September 7, 2010;
3. Documentation of Report by Det. Childress, Ogden City Police Department;
4. Docket of State v. Daniel Bryce Prescott, Third District Court Case No. 111904179;
5. Docket of Jenkins v. Daniel Bryce Prescott, Third District Court Case No. 100920898;
6. Certified Docket of ORS v. Daniel B. Prescott, Third District Court Case No. 066901400 indicating a Judgment Lien in the amount of \$31,963;
7. Certified copy of Discharge in Bankruptcy Case No. 05-38593 with discharge of Daniel Bryce Prescott's debts as of January 4, 2006 and copy of docket;
8. Certificates of Custodian of Records showing non-existence of any registration, or exemption from registration, or notice of filing in any manner with respect to securities offerings for either of the following:
 - a. "Landmark Financial Services, LLC"
 - b. "Landmark Reo Club, LLC"and which showing the absence of any license as broker-dealer, agent, investment adviser, or investment adviser representative for either of the following:
 - a. "Daniel Bryce Prescott" or
 - b. "Trent David Williams;"
9. Certified copy of Articles of Organization for Landmark Financial Services, LLC.
10. Real Estate Purchase Sales Agreement between D. Bryce Prescott (Seller) and R.F. (Buyer) dated July 2009;
11. Landmark Financial Services LLC "Property Purchase Protocol";
12. Copies of emails between Williams, R.F. and Brent Rose;

13. Copies of "Commercial Loan and Security Agreements" dated July 6, 2009; August 1, 2009 and December 1, 2009;
14. Copies of emails between Williams, S.P. and Prescott;
15. Copy of Landmark Financial Services' "Wire Instructions";
16. Escrow instructions dated April 1, 2009 signed by S.P. and Williams;
17. IRS EIN number assignation for Landmark Financial Services LLC;
18. Certificate of Registration with Utah State Department of Commerce for Landmark Financial Services, LLC;
19. Real Estate Purchase and Sale Agreement documents between Landmark Financial Services and B.T.; including Limited Power of Attorney appointing Landmark Financial Services with durable power for the purchase of property, signed by B.T., August 12, 2009 and Limited Power of Attorney appointing "Landmark Mortgage Servicing, LLC" with durable power to manage property, signed by E.T. (spouse of B.T.) on behalf of BET Investments on August 18, 2009; and Limited Power of Attorney appointing "Portobello Properties, LLC" with durable power to purchase property, signed by E.T. on behalf of BET Investments dated August 18, 2009;
20. Demand letter written on behalf of B.T. dated April 6, 2011; and
21. Deeds and documents relevant to recording from Pennsylvania, Illinois, Ohio, Michigan, Florida, Georgia referencing Portobello Properties, LLC; Landmark REO Club, LLC; SB Holdings LLC; and Zurich Financial LLC.

The Division further provides herewith to counsel for Respondent the following:

22. Recordings of interview with B.T. and R.F.

The Division reserves the right to amend its disclosures with other evidence as may become known through its investigation, discovery or other avenues.

DATED this 23^{12D} day of August, 2013.

JOHN E. SWALLOW
UTAH ATTORNEY GENERAL



PAUL G. AMANN
Assistant Attorney General

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2013, I sent via email a true and correct copy of the foregoing to the following:



and mailed copies of the compact discs mentioned above to the same at their address of record:



A handwritten signature in blue ink, appearing to read 'Maria Skedros', is written over a horizontal line.

Maria Skedros

Exhibit A

November 15, 2012

Items Released To:
Utah Division of Securities
Attn: Matt Edwards
160 East 300 South
PO Box 146760
Salt Lake City, Utah 84114-6760

Case Name: Landmark Financial Services, Trent Williams, Daniel Prescott et al

Contents:

Account: 041043472- February 2009 to October 2012
Signature Card, Statements

Account: 041044967- February 2009 to October 2012
Signature Card, Statements

Account: 066027210- February 2010 to September 2011
Signature Card, Statements

Account: 066027236- January 2010 to October 2012
Signature Card, Statements

Account: 066027244- January 2010 to October 2012
Signature Card, Statements

Account: 066028176- December 2010 to October 2012
Signature Card, Statements

Account: 066028200- March 2011 to July 2011
Signature Card, Statements

Account: 066028218- March 2011 to July 2011
Signature Card, Statements

Account: 066029083- August 2010 to October 2012
Signature Card, Statements

Account: 066030719- March 2011 to October 2012
Signature Card, Statements

Account: 066030834- February 2011 to October 2012
Signature Card, Statements

Account: 066031733- August 2011 to October 2012
Signature Cards, Statements

Account: 066031758- January 2012 to October 2012
Signature Card, Statements

Account: 066031766- December 2011 to October 2012
Signature Card, Statements

Account: 066031790- February 2012 to October 2012
Signature Cards, Statements

Account: 066031808- January 2012 to October 2012
Signature Card, Statements

Account: 066524968- June 2009 to October 2012
Signature Card, Statements

Account: 066529140- April 2010 to July 2011
Signature Card, Statements

Account: 093007946- April 2009 to October 2012
Signature Card, Statements

Account: 093007953- April 2009 to October 2012
Signature Card, Statements

Account: 477009658- March 2009 to July 2011
Signature Card, Statements

Account: 477009807- March 2009 to July 2011
Signature Card, Statements

Account: 477009815- March 2009 to July 2011
Signature Card, Statements

Account: 477009823- March 2009 to July 2011
Signature Card, Statements

Account: 608003075- June 2009 to October 2012
Signature Cards, Statements, Deposits/Offsets, Checks, Official Checks, Wires

Account: 608003083- June 2009 to October 2012
Signature Cards, Statements

Account: 608003091- June 2009 to October 2012
Signature Cards, Statements

Account: 608003455- September 2009 to October 2012
Signature Card, Statements

Account: 608004388- October 2010 to September 2011
Signature Card, Statements

Zion's First National Bank
Attn: Jennifer Crotty
PO Box 996
Las Vegas, NV 89125-0990
(702)855-4095