

**UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE DIVISION**

GREENLIGHT CAPITAL, INC.,

Plaintiff/Judgment Creditor,

Case No.: 4:25-mc-00031

v.

JAMES FISHBACK,

Defendant/Judgment Debtor.

_____ /

MOTION FOR CLARIFICATION

Plaintiff/Judgment Creditor Greenlight Capital, Inc. (“Greenlight”) files this *Motion for Clarification* (the “Motion”) in response to the Court’s May 7, 2026 Order denying Greenlight’s Motion to Compel Compliance with the Charging Order (the “May 7, 2026 Order”) [ECF No. 89]. Greenlight states as follows:

1. This Motion seeks to clarify certain points addressed in the Court’s May 7, 2026 Order. [ECF No. 89].

A. Conferral with Azoria Partners LLC

2. With respect to the first point concerning the conferral with Azoria Partners LLC prior to filing the motion to compel compliance with the Court’s Charging Order [ECF No. 77], Greenlight communicated directly with Fishback individually and in his capacity as the registered agent, the manager, and sole owner of Azoria Partners LLC. [ECF No. 77-4 p. 2 (meet and confer email)]. In the email

correspondence, undersigned stated that “[a]s of the date of this correspondence, you *and* Azoria Partners LLC are in violation of the Charging Order” and that failure to comply will force Greenlight “to seek appropriate relief from the Court.” [*Id.* (emphasis added)]

3. Greenlight agrees with the Court that Fishback cannot represent Azoria Partners LLC in legal proceedings in his individual capacity. However, as the named recipient of the Charging Order, Azoria Partners LLC is obligated to comply with the Court’s orders, regardless of whether it is represented by counsel. In sum, Greenlight has provided notice to Azoria Partners LLC of its failure to comply with the Court’s Charging Order through Fishback, who serves as its registered agent, manager, and sole member.

4. Since Azoria Partners LLC does not have legal counsel, Greenlight’s only option in order to comply with the Court’s order was to meet and confer with Azoria Partners LLC’s representative, Fishback.

B. Fishback has not Complied with the Charging Order

5. As a threshold matter, Azoria Capital, Inc. and Azoria Partners LLC are separate and legally distinct entities and must be treated as such. *Edmondson v. Velvet Lifestyles, LLC*, 43 F.4th 1153, 1162 (11th Cir. 2022) (holding that, in the absence of veil-piercing, limited liability corporations are presumed to be “distinct ‘legal entit[ies]’”) (citing *Molinos Valle Del Cibao, C. por A. v. Lama*, 633 F.3d 1330, 1349

(11th Cir. 2011)). See below a visual aid representing the differences between these sperate entities:

AZORIA CAPITAL INC.	AZORIA PARTNERS LLC
 Legal Structure Delaware Corporation	 Legal Structure Florida Limited Liability Company
 Principal Place of Business Washington, D.C.	 Jurisdiction Florida
 Charging Order Status No Charging Order Issued	 Charging Order Status Charging Order Entered August 21, 2025

6. A chart further illustrating the material differences between these entities is attached hereto:

	Azoria Capital, Inc.	Azoria Partners LLC
Entity Type:	Delaware Corporation	Florida Limited Liability Company (LLC)
Formation / Founding Date:	November 18, 2024	October 13, 2023
Primary Location(s):	Delaware and Washington, D.C.	Madison, Florida
Registered Agent:	VCORP Agent Services, Inc.	James Fishback
Last Known Banking Information:	J.P. Morgan Chase Commercial Checking Account ending in: #0330	J.P. Morgan Chase Commercial Checking Account ending in: #1385
James Fishback Affiliation:	Listed as CEO and founder with majority shares per January 6, 2026 SEC Form ADV.	Registered agent, manager, and single-member owner. Per April 1, 2026 hearing, still affiliated with the entity.
Legal Relationship Between Entities:	No legal identity overlap; separate and independent entities	

7. With respect to the second issue—Fishback’s compliance with the

Charging Order—he has not complied with the Court’s Charging Order. [*See* ECF No. 19 p. 4 (“Defendant shall have five days after service of this Order via registered mail on Azoria Partners, LLC, to file with this Court a sworn statement reporting any amount payable as a distribution by Azoria Partners LLC, directly to Defendant, or for his benefit”)]. Fishback has failed to provide a sworn statement detailing all payments he has received, whether directly from Azoria Partners LLC or for his benefit, since August 21, 2025. Moreover, Fishback’s limited production to Greenlight pursuant to the Court’s discovery orders [ECF Nos. 78, 84] did not relieve him of his independent obligation to comply fully with the Charging Order [ECF No. 19].

8. In his limited production pursuant to the Court’s discovery orders, Fishback provided, among other things, a series of bank statements from his personal JPMorgan Chase account ending in 1864, as well as mortgage statements for his properties in Madison, Florida and Washington, D.C. Although Fishback failed to produce significant information (an issue addressed in Greenlight Motion to Compel Compliance with the Court’s Discovery Orders [ECF No. 90]), the materials he did produce confirm what has long been known to Greenlight. Specifically, the mortgage statements support Greenlight’s statements that Fishback is using Azoria Partners LLC to fund his personal lifestyle, notwithstanding this Court’s Charging Order requiring that all payments to or for his benefit from Azoria Partners LLC be directed

to Greenlight.

9. Furthermore, he likewise failed to provide any sort of documentation or attestation on his part reflecting payments from Azoria Partners LLC. In addition, Fishback did not produce a single record concerning Azoria Partners LLC, asserting only that the entity “has not formally prepared financial statements, balance sheets, etc.” [ECF No. 88 p. 1].

10. As noted in the chart listed above, Azoria Partners LLC is a Florida limited liability company with its registered office at 115 SW Pinckney St., Madison, Florida 32340, for which Fishback serves as both registered agent and manager. A fact that the Court has taken judicial notice of. [ECF No. 19 p. 4]. As confirmed in his August 29, 2025, deposition, Fishback is also Azoria Partners LLC’s sole member. [ECF No. 77-1 p. 2].

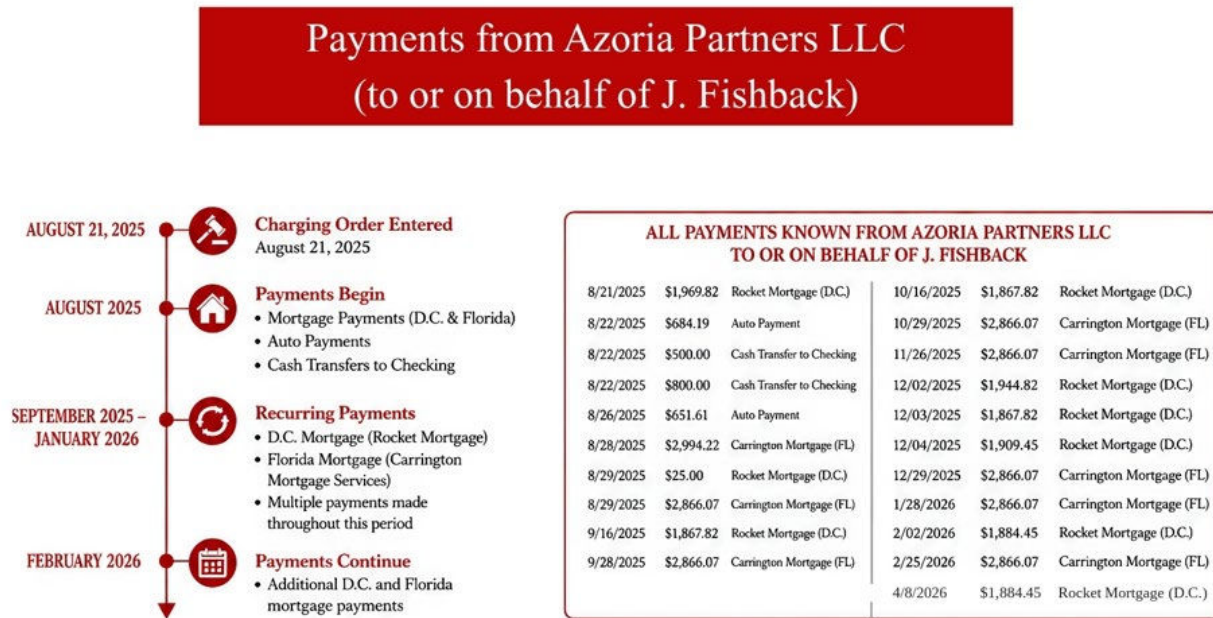
11. By contrast, Azoria Capital, Inc. is a distinct entity registered in Washington, D.C., in which Fishback serves as CEO and is the majority shareholder, as reflected in the January 6, 2026 Form ADV. [ECF No. 82-2 p. 19].

12. Although the similarity in names creates confusion, the entities are legally distinct, and Fishback’s role as manager of Azoria Partners LLC, an entity with which he continues to acknowledge involvement, remains directly relevant here where Azoria Partners LLC has failed to abide by an order of the Court.

13. This is particularly significant because, to Greenlight’s current

knowledge, Azoria Partners LLC has distributed more than \$35,000.00 to or for the benefit of Fishback since the entry of the Charging Order.

14. Attached hereto is a chart of currently known payments:



[See ECF No. 77-2 (Azoria Partners LLC, JP Morgan Chase Bank statements); ECF No. 77-3 (Carrington Mortgage Statements); Exhibit A (Rocket Mortgage statements)].

15. At a minimum, Azoria Partners LLC has distributed over \$35,000.00 dollars directly to, or for the benefit of Fishback—an individual who as of December 31, 2025, claims a net worth of \$530,000.00—since the entry of the Court’s Charging Order. [See Exhibit B, James Fishback 2025 Form 6- Full and Public Disclosure of Financial Interests].

CONCLUSION

16. Accordingly, Greenlight respectfully submits this Motion to clarify certain points in the Court's May 7, 2026 Order, including that (1) Greenlight conferred with Azoria Partners LLC prior to filing the Motion to Compel Compliance with Charging Order [ECF No. 77-4], and (2) Fishback has not complied with the Charging Order despite his limited May 4, 2026 production.

Dated: June 12, 2026

Respectfully submitted,

Counsel for Plaintiff/Judgment Creditor
SEQUOR LAW, P.A.
1111 Brickell Avenue, Ste. 1250
Miami, FL 33131
Tel: (305) 372-8282
Fax: (305) 372-8202

By: /s/ Miguel E. Del Rivero
Edward H. Davis Jr.,
Florida Bar No.: 704539
Email: edavis@sequorlaw.com
Juan J. Mendoza
Florida Bar No.: 113587
Email: jmendoza@sequorlaw.com
Miguel E. Del Rivero
Florida Bar No.: 1048586
Email: mdrivero@sequorlaw.com

CERTIFICATE OF SERVICE

I CERTIFY that a true and correct copy of the foregoing was sent via electronic filing using the CM/ECF system with the Clerk of the Court which sent email notification of such filing to all CM/ECF participants; via email to James Fishback at james@azoriapartners.com and tommyfishback@gmail.com; via email to Azoria Partners LLC at james@azoriapartners.com; via First Class U.S. Mail to the registered agent of Azoria Partners LLC, James Fishback, at 115 SW Pinckney Street, Madison, FL 32340, the registered agent address on file with the Florida Department of State; and via First Class U.S. Mail to James Fishback's last known address at 115 SW Pinckney Street, Madison, FL 32340 on June 12, 2026.

/s/ Miguel E. Del Rivero
Miguel E. Del Rivero

EXHIBIT A



1050 Woodward Avenue | Detroit, MI 48226

Autopay Confirmation

James Fishback
2325 42Nd St Nw Apt 215
Washington, DC 20007-6915

Loan Information

Loan Number: [REDACTED] 7028
Property Address: 2325 42Nd St Nw Apt 215
Washington, DC 20007
Notice Date: 08/21/2025

Hi James Fishback,

Thank you for updating your Rocket Mortgage® autopay program. Rest easy knowing your payment will always be made on time.

Payment Breakdown

Autopay Date:	09/16/2025
Total Amount:*	\$1,867.82

*This amount is subject to change based on HELOC/ARM adjustments, escrow adjustments, subsidy adjustment, or when a loan goes from interest-only to principal and interest. The new payment amount will continue to be drafted.

This amount is being drafted from your account ending in 1385. If the drafting date falls on a holiday or a weekend, your payment will be applied to your loan on the following business day.

These payments will continue with Rocket Mortgage or any respective successors until you cancel them, which you can do by calling your servicer or updating your account online. In order for the change to take effect, make sure to do so before 11:30 p.m. ET one business day before your next scheduled draft date.

If you have any questions or concerns, don't forget that we're here to help! You can contact us at (800) 508-0944, Monday – Friday, 8:30 a.m. – 9:00 p.m. ET, and Saturday 9:00 a.m. – 4:00 p.m. ET. You can also reach us by email at ServicingHelp@RocketMortgage.com.

Sincerely,

Your Rocket Mortgage Team

If you have an active bankruptcy or you received a bankruptcy discharge, we are sending this for informational or legal purposes only. We're not trying to collect against you personally. If you have any questions about this communication or your obligation to pay, please contact your attorney. If you want to send us a Qualified Written Request, a Notice of Error, or an Information Request, you must mail it to Rocket Mortgage, LLC, P.O. Box 442359, Detroit, MI 48244-2359, or fax it to (877) 382-3138.

Phone: (800) 508-0944
Email: ServicingHelp@RocketMortgage.com
Secure Fax: (877) 380-5084

Hours: Monday – Friday: 8:30 a.m. – 9:00 p.m. ET
Saturday: 9:00 a.m. – 4:00 p.m. ET

ROCKET Mortgage

Change In Autopay Amount

1050 Woodward Avenue | Detroit, MI 48226

7-810-76931-0002980-001-01-000-000-000-000

James Fishback
2325 42ND St NW Apt 215
Washington DC 20007-6915



Loan Information

Loan Number: 7028

Property Address: 2325 42ND St NW
Apt 215
Washington, DC 20007

Notice Date: 11/18/2025

Hi James,

Autopay Breakdown

Draft Schedule:	Monthly
Draft Date:	12/16/25
Monthly Payment:	\$1,884.45
Total Monthly Payment: ²	\$1,884.45

Bank Account Breakdown

Account Ending In	Fixed Draft Amount
1385	\$1,884.45
Total Type Draft Amount:	\$1,884.45

The mortgage payment has changed due to:

- Your escrow analysis.

We'll be updating the autopay amount to match the new payment of \$1,884.45.

To the left is a breakdown of the new payment information, for the effective date of December 1, 2025.

This amount is being drafted from the account ending in 1385.

The payment will be applied to the loan the next business day after we receive the equivalent of a full monthly payment. These payments will continue until canceled, which you can do by calling us or updating the account online at RocketMortgage.com. In order for the change to take effect, make sure to reach out before 11:30 p.m. ET 1 business day before your next scheduled draft date.

If you have any questions or concerns, don't forget that we're here to help! You can contact us at (800) 508-0944, Monday - Friday, 8:30 a.m. - 9:00 p.m. ET, and Saturday, 9:00 a.m. - 4:00 p.m. ET. You can also reach us by email at ServicingHelp@RocketMortgage.com.

Sincerely,

Your Rocket Mortgage® Team

²This amount is subject to change based on home equity line of credit/adjustable rate mortgage adjustments, escrow adjustments or when a loan goes from interest-only to principal and interest. The new payment amount will continue to be drafted.

If you have an active bankruptcy or you received a bankruptcy discharge, we are sending this for informational or legal purposes only. We're not trying to collect against you personally. If you have any questions about this communication or your obligation to pay, please contact your attorney. If you want to send us a Qualified Written Request, a Notice of Error, or an Information Request, you must mail it to Rocket Mortgage, LLC, P.O. Box 442359, Detroit, MI 48244-2359, or fax it to (877) 382-3138.

ROCKET Mortgage

1050 Woodward Avenue | Detroit, MI 48226

Billing Statement

5-810-73769-0013048-001-000-000-000-000
JAMES T FISHBACK
2325 42ND ST NW APT 215
WASHINGTON DC 20007-6915

Loan Information

Loan Number: [REDACTED] 7028
Property Address: 2325 42ND ST NW
Washington, DC 20007
Statement Date: 09/16/2025

Loan Activity From 08/17/2025 To 09/16/2025 (Continued)

Date	Description	Charges	Escrow	Unapplied	Payments
08/26/25	Partial Payment Adjustment			[REDACTED]	
08/26/25	Payment Applied				\$1,892.82
08/26/25	Partial Payment Adjustment			[REDACTED]	
08/26/25	Payment Applied				\$77.00
08/26/25	NSF Fee Assessed	[REDACTED]			
08/28/25	Payment Received				\$25.00
09/02/25	Taxes Paid		[REDACTED]		
09/13/25	Mortgage Insurance Paid		[REDACTED]		
09/16/25	Payment Received				\$1,867.82

ROCKET Mortgage

1050 Woodward Avenue | Detroit, MI 48226

Billing Statement

Additional Messages

Loan Activity From 09/17/2025 To 10/16/2025[§]

Date	Description	Charges	Escrow	Unapplied	Payments
10/15/25	Mortgage Insurance Paid				
10/16/25	Payment Received				\$1,867.82

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

In addition to the fees described, there may be fees for certain services requested by you and related to the servicing of your loan. To view a list of services and the associated fees, please go to your RocketMortgage.com account under the Documents tab. All fees are subject to change without prior notice.

You can access a list of the approved HUD homeownership counselors and counseling organizations at www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm or by calling (800) 569-4287.

^{*}This is not your payoff amount. Please contact us at (800) 508-0944 to request a payoff.
[†]Partial Payments: Partial payments are not applied to your full monthly amount until the total amount is received.
[§]Additional loan activity can be found in the Transactional History tab at RocketMortgage.com.
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Hours: Monday – Friday: 8:30 a.m. – 9:00 p.m. ET

Saturday: 9:00 a.m. – 4:00 p.m. ET

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NEW CONTACT INFORMATION

Name:

Preferred Phone Number: ☐ Cell ☐ Home ☐ Work

Street Address:

City: State: ZIP:

Email 1: Email 2:

Signature:

ROCKET Mortgage

Billing Statement

1050 Woodward Avenue | Detroit, MI 48226

Additional Messages

Loan Activity From 11/16/2025 To 12/16/2025[§]

Date	Description	Charges	Escrow	Unapplied	Payments
11/17/25	Payment Received				
11/19/25	Returned Item Reversal				
11/19/25	Late Fee Assessed				
11/19/25	NSF Fee Assessed				
12/02/25	Payment Received				\$1,944.82
12/03/25	Payment Received				\$1,867.82
12/04/25	Payment Received				\$1,909.45
12/12/25	Mortgage Insurance Paid				

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

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NEW CONTACT INFORMATION

Name: _____

Preferred Phone Number: ☐ Cell ☐ Home ☐ Work _____

Street Address: _____

City: _____ State: _____ ZIP: _____

Email 1: _____ Email 2: _____

Signature: _____

RCKET Mortgage

Billing Statement

1050 Woodward Avenue | Detroit, MI 48226

Additional Messages

Loan Activity From 01/17/2026 To 02/16/2026[§]

Date	Description	Charges	Escrow	Unapplied	Payments
02/02/26	Payment Received				\$1,884.45
02/13/26	Mortgage Insurance Paid				

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

In addition to the fees described, there may be fees for certain services requested by you and related to the servicing of your loan. To view a list of services and the associated fees, please go to your RocketMortgage.com account under the Documents tab. All fees are subject to change without prior notice.

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Saturday: 9:00 a.m. - 4:00 p.m. ET

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NEW CONTACT INFORMATION

Name:

Preferred Phone Number: ☐ Cell ☐ Home ☐ Work

Street Address:

City: State: ZIP:

Email 1: Email 2:

Signature:

ROCKET Mortgage

Billing Statement

1050 Woodward Avenue | Detroit, MI 48226

Additional Messages

Loan Activity From 03/17/2026 To 04/16/2026[§]

Date	Description	Charges	Escrow	Unapplied	Payments
03/19/26	Late Fee Adjustment				
04/08/26	Payment Received				\$1,884.45
04/15/26	Mortgage Insurance Paid				
04/16/26	Late Fee Assessed				

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Phone: (800) 508-0944Email: ServicingHelp@RocketMortgage.comSecure Fax: (877) 380-5084Hours: Monday - Friday: 8:30 a.m. - 9:00 p.m. ETSaturday: 9:00 a.m. - 4:00 p.m. ET

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NEW CONTACT INFORMATION

Name:

Preferred Phone Number: ☐ Cell ☐ Home ☐ Work

Street Address:

City: State: ZIP:

Email 1: Email 2:

Signature:

EXHIBIT B

Hand Delivered**2025 Form 6 - Full and Public Disclosure of Financial Interests**

RECEIVED
 2026 JUN -8 PM 4:00
 DIVISION OF ELECTIONS
 TALLAHASSEE, FL

General Information

Name: James Thomas Fishback

Organization

Suborganization

Title

N/A

CANDIDATE FOR

Position

Agency Name

Position sought or held

Governor

Executive Office of the Governor

Governor

Net WorthMy Net Worth as of December 31, 2025 was \$ 530,000.00.**Assets**

Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds \$1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing; other household items; and vehicles for personal use.

The aggregate value of my household goods and personal effect is \$ 50,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

Description of Asset	Value of Asset
Home	\$ 300,000.00
Apartment	\$ 400,000.00

Hand Delivered**2025 Form 6 - Full and Public Disclosure of Financial Interests****Liabilities**

LIABILITIES IN EXCESS OF \$1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Greenlight Capital	140 E 45th Street, 24th Floor New York, NY 10017	\$ 220,000.00

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

Name of Creditor	Address of Creditor	Amount of Liability
N/A		

Income

Identify each separate source and amount of income which exceeded \$1,000 during the year, including secondary sources of income. Or attach a complete copy of your 2025 federal income tax return, including all W2s, schedules, and attachments. Please redact any social security or account numbers before attaching your returns, as the law requires these documents be posted to the Commission's website.

☐ I elect to file a copy of my 2025 federal income tax return and all W2s, schedules, and attachments.

PRIMARY SOURCES OF INCOME:

Name of Source of Income Exceeding \$1,000	Address of Source of Income	Amount
Azoria Capital	177 SW Range Ave Madison FL 32340	\$ 80,000.00

SECONDARY SOURCES OF INCOME (Major customers, clients, etc. of businesses owned by reporting person):

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Hand Delivered**2025 Form 6 - Full and Public Disclosure of Financial Interests****Interests in Specified Businesses****Business Entity # 1**

N/A

Signature of Reporting Official or Candidate

Under the penalties of perjury, I declare that I have read the foregoing Form 6 and that the facts stated in it are true.

James Thomas Fishback

Digitally signed: 06/08/2026