

EXHIBIT 23

Messages identifying each third-party defendant and project
iMessages between Sophia Filfil ([REDACTED]) and Jonathan Garcia

Text is reproduced verbatim from the iMazing export of the iMessage conversation “Sophia Hotel” (2,991 pages, Sept. 21, 2022 – Sept. 16, 2026), arranged in iMessage layout for readability. Gray bubbles are messages from Ms. Filfil; blue bubbles are messages from Mr. Garcia. Each message shows its date, time, and page number in the export. Section headings were added by Mr. Garcia. Messages are excerpted; attachments were not included in the export (file names are shown where the export lists them).

SF

Sophia Hotel (Sophia Filfil)
iMessage · [REDACTED]

Gardenbure Development, LLC — Ms. Filfil's company, used to invoice and hold property

Whatever you spend please get the invoice under GardenBure development llc

Filfil · 11/19/22 3:19 PM EST · Export p. 266

GardenBure development company

Filfil · 1/14/23 12:03 AM EST · Export p. 474

I need to check all my LLC

Filfil · 4/2/25 1:39 AM EDT · Export p. 1583

See whose listed lol

Filfil · 4/2/25 1:39 AM EDT · Export p. 1583

Yaalx realty group

Filfil · 4/2/25 1:40 AM EDT · Export p. 1583

Yaalx real estate

Filfil · 4/2/25 1:40 AM EDT · Export p. 1583

GardenBure llc

Filfil · 4/2/25 1:40 AM EDT · Export p. 1583

I should have changed it in December

Filfil · 4/2/25 1:40 AM EDT · Export p. 1584

Title is clean

Filfil · 7/22/25 9:39 PM EDT · Export p. 1781

GardenBure llc owns it now

Filfil · 7/22/25 9:40 PM EDT · Export p. 1781

Yaalx Realty Group, LLC and Zachary Peters — her brokerage and its broker on the Granbury transaction

Hi

Filfil · 2/24/25 12:57 PM EST · Export p. 1502

She Noel has it . Because we don't have a contract title . I ask Zach to get contract

Filfil · 2/24/25 12:58 PM EST · Export p. 1502

Zach is sending u information

Filfil · 3/31/25 9:28 PM EDT · Export p. 1572

His trying to test ur email

Filfil · 3/31/25 9:36 PM EDT · Export p. 1572

Good morning never got the signed company information. Let me know. Thanks.

Garcia · 7/23/25 12:03 PM EDT · Export p. 1785

Morning We have to use the company Zach provided

Filfil · 7/23/25 12:04 PM EDT · Export p. 1785

For payments to these Philippine we will need invoice system

Filfil · 7/23/25 9:37 PM EDT · Export p. 1787

All work for sofi lakes separately M realty Yaalx realty group Separate

Filfil · 7/23/25 9:38 PM EDT · Export p. 1787

We need to sell some of those houses to make money. You can sell everything, but we need to have at least five or 10 houses from Yaalx Realty group for their future

Filfil · 3/6/25 10:47 PM EST · Export p. 1511

That's was for yaalx realty group to bring listing

Filfil · 11/3/25 1:32 PM EST · Export p. 2218

Unity Grid Management, LLC — her company; Garcia built its website; partnership promised

Replying to you, 2026-04-08 18:47:14: (Image) Add the sofi lakes residential association. Inc Unity grid management LLC Info@unitygridmanagment.com

Filfil · 4/8/26 6:59 PM EDT · Export p. 2426

| Eta on unity grid website
It's 95% done

Garcia · 4/11/26 3:19 PM EDT · Export p. 2431

John, the signage I mentioned to you is about Unity Grid management company in a black background with a phone contact and email address for the public who come there in a QR code to get on the website to find the information about the homeowners association, which is Sofi Lakes the residential association Inc. at the bottom of the Sign you can also add this together with a Management company

Filfil · 4/13/26 10:53 AM EDT · Export p. 2434

I will send you partnership for unity grid

Filfil · 4/30/26 8:08 AM EDT · Export p. 2510

Morning List of things to get done Social media All Unity grid documents recorded one Post card payment

Filfil · 7/24/26 7:36 AM EDT · Export p. 2727

I have Unity grid partnership ready

Filfil · 8/15/26 10:10 AM EDT · Export p. 2813

Unity grid 30%

Filfil · 8/30/26 8:47 AM EDT · Export p. 2897

Unity grid is separated I fund as equity loan

Filfil · 8/30/26 5:55 PM EDT · Export p. 2910

54 Acorn Ranch, Ltd. — her project; Garcia's pitch deck, website, and marketing; partnership promised

Morning List of things we should work on - sofi lakes pitch deck - Acorn ranch pitch deck Website Hihi and Acorn Sofi

Filfil · 11/18/22 6:51 AM EST · Export p. 257

 GardenBure to 54 Acorn Ranch, Ltd.jpeg [file name of attachment; file not in export]

Filfil · 4/3/23 9:20 AM EDT · Export p. 524

We will need to add acorn ranch

Filfil · 8/5/25 9:29 AM EDT · Export p. 1823

We will need to add acorn ranch
Acorn will be a separate site

Garcia · 8/5/25 9:31 AM EDT · Export p. 1823

Sofi lakes leads will be used for acorn ranch

Filfil · 10/12/25 1:45 PM EDT · Export p. 2142

If you could focus on marketing seo social media, and arc and websites I can focus on development For Acorn ranch azhule homes and Yara Lakes

Filfil · 8/18/26 10:53 AM EDT · Export p. 2832

Send me ur contract dude so we can move and get things done

Filfil · 8/30/26 8:38 AM EDT · Export p. 2892

Unity grid Go m Sofi lake Acorn ranch

Filfil · 8/30/26 8:39 AM EDT · Export p. 2892

Jon, joke and Text separate Let's get this agreement in place

Filfil · 8/30/26 8:41 AM EDT · Export p. 2894

I promised u and need to Complete it asap

Filfil · 8/30/26 8:41 AM EDT · Export p. 2894

Acorn ranch is moving Forward

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895

I have u a written

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895

Acorn is starting October

Filfil · 8/30/26 8:44 AM EDT · Export p. 2896

56 Yara Lakes — her project; partnership agreement promised

Yara lakes Acorn ranch SOFI lakes Delaney Azule homes Zaza homes 24 acre a Gidding

Filfil · 9/11/23 11:08 PM EDT · Export p. 931

List Cost for Delaney Cost for acorn ranch Timeline for sofi lakes mile stone Yara lakes mile stone Delaney milestone Videos done for all three CMA for Katy CMA for Delaney CMA for acorn ranch CMA for sofi lakes CMA for yara lakes

Filfil · 9/12/23 9:06 PM EDT · Export p. 936

I will have partnership agreement for Delaney ready And yara lakes

Filfil · 9/20/23 11:15 PM EDT · Export p. 966

Yara lakes will be Lp

Filfil · 10/2/23 4:30 PM EDT · Export p. 994

Acorn Sofi Yara. Lp

Filfil · 10/14/23 8:34 PM EDT · Export p. 1079

Advertising for Sofi lakes. Acorn ranch Yara lakes Azules homes Zaza homes Zaza Homes 2 - August Is this for raising capital.

Filfil · 11/5/23 2:22 PM EST · Export p. 1214

Laporte, Delany Residential (Hitchcock), and Azhules — her projects and their size

I have put ur name in one of the projects

Filfil · 2/3/23 8:06 AM EST · Export p. 488

Laporte 10% equity partner, as I promised you

Filfil · 2/3/23 8:07 AM EST · Export p. 488

So I can get the partnership agreement done

Filfil · 2/3/23 4:09 PM EST · Export p. 489

I am finalizing Delaney Acorn ranch Laporte tomorrow

Filfil · 11/5/23 8:44 PM EST · Export p. 1215

What's current estimated number of homes for La Porte

Garcia · 11/18/25 1:19 PM EST · Export p. 2286

Acorn 220 homes I have

Garcia · 11/18/25 1:19 PM EST · Export p. 2286

Delany 78?

Garcia · 11/18/25 1:19 PM EST · Export p. 2286

Laporte 204

Filfil · 11/18/25 1:20 PM EST · Export p. 2287

-acorn ranch 186

Filfil · 11/18/25 1:20 PM EST · Export p. 2287

Azhule homes 80

Filfil · 11/18/25 1:20 PM EST · Export p. 2287