

ARREST

BROWARD COUNTY

SHADED FIELDS MUST BE ANSWERED IF DEFENDANT NOT IN CUSTODY

ARREST #

OBTS #

Filing Agency BROWARD COUNTY SO		Offense Report 07-2306-001211		Local ID #		FDLE		FBI		SS #		
Defendant's Last Name HOLDER				First JOY YVETTE		Middle SUF		Alias/Street Name US				
Race W	Sex F	Hgt 5'05	Wgt	Hair	Eyes	Comp	Age 56	DOB		Birth Place		
Permanent Address								Scars, Marks, TT				
Residence Type: (1) City (2) County (3) Florida (4) Out of State				Local Address:				Place of Employment JOYS CLEANING SERVICE,				
How long defendant in Broward County:		Breathalyzer By/CCN		Reading		Place of Arrest		Date/Time Arrested 03/26/2025 13:58		Arresting Officer(s) CCN MASRI, JONATHAN R. (19034)		
Officer Injured: Y ☐ N ☒		Unit PROP	Zone	Beat	Shift	Trans. Unit	PMD: Y ☐ N ☒	Transporting Officer/CCN		Pick-up Time	Time Arrived/BSO	
TYPE / ACTIVITY:		Type: N-N/A A-Amphetamine B-Barbiturate C-Cocaine	E-Heroin H-Hallucinogen M-Marijuana O-Opium/Deriv.		P-Paraphernalia/ Equipment S-Synthetic U-Unknown Z-Other		Activity: N-N/A P-Possess S-Sell B-Buy		T-Traffic A-Smuggle D-Deliver E-Use	M-Manufacture/ Produce/Cultivate K-Dispense/ Distribute Z-Other		Indication of: Alcohol Influence ☐ Y ☒ N ☐ UK ☐ Drug Influence ☐ ☐ ☒

Attach
Defendant's
Photo

Defendant's Vehicle Make: _____ Type: _____ Year: _____ Color: _____ VIN # _____
 Vehicle Towed To: _____ Tag #: _____ Other Identifiers or remarks: _____

Name of defendant (if corporation, exact legal name and state of incorporation):

Count #	Offenses Charged	WC# / Citation # (if applicable)	FS or Capias/Warrant #
1	CRIMES AGAINST PERSON-EXPLOITATION OF ELDERLY 100K DOLS OR M		825.103-2A
1	PUBLIC ORDER CRIMES-CRIMINAL ATTEMPT SOLICIT CONSPIRE 1ST DE		777.04-4C

Probable Cause Affidavit

Before me this date personally appeared MASRI, JONATHAN R. (19034) who being first duly sworn deposes and says that on 29 day of September, (year) 2022 at _____ (crime location) the above named defendant committed the above offenses charged and the facts showing probable cause to believe the same are as follows:

On March 10th, 2025, at approximately 6:36 PM, I received an email from Broward County Economic Crimes Unit ASA, Kathryn Heaven, who advised that there was further information found on civil court regarding this case.

On March 13th, 2025, at approximately 2:00 PM, I met with ASA Heaven at her office located at 201 SE 6 St, Fort Lauderdale, FL 33301, and we discussed the case. Due to the

* * * Continued * * *

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief.

Det. Masri (19034) MASRI, JONATHAN R. (19034) Tamarac
 Officer/Affiant's Signature Officer's Name/CCN Officer's Division

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 26 day of March, 2025 (year),
 by MASRI, JONATHAN R. (name and title), who is personally known to me, or has produced

_____ as identification.

Notary Public, Deputy Clerk of the Court, or Assistant State Attorney

Sgt / 15121
 Title/Rank and CCN

BROADHURST, DANIEL

Print, Type or Stamp Commissioned Name of Notary Public

(SEAL)

Seventeenth Judicial Circuit
Broward County
State of Florida

FIRST APPEARANCE/ARREST FORM

(SHOULD ADDITIONAL SPACE BE NEEDED, USE THE PROBABLE CAUSE AFFIDAVIT CONTINUATION (BSO DB#2a))

BSO DB-#2 (Revised 05/00)

Orig - Court
2nd - State Attorney
3rd - Filing Agency
4th - Arresting Agency

COURT COPY

☐ COMPLAINT AFFIDAVIT
PROBABLE CAUSE AFFIDAVIT CONTINUATION

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Name of victim(s) (if corporation, exact legal name and state of incorporation):					
Count #	Offenses Charged			WC# / Citation # (if applicable)	FS or Caplas/Warrant #
	*** SEE PAGE 1 ***				

Probable Cause Affidavit

Before me this date personally appeared MASRI, JONATHAN R. (19034) who being first duly sworn deposes and says that on 29 day of September, (year) 2022 at [REDACTED] (crime location) the above named defendant committed the above offenses charged and the facts showing probable cause to believe the same are as follows:

Based upon my personal knowledge of this investigation, and now supplemented with this additional information, there is probable cause for arrest as follows:

F.S. 825.103-2A - EXPLOITATION OF ELDERLY \$100,000 OR MORE- Offender - JOY HOLDER did misappropriate \$345,000.00 of the victim's assets by unlawfully selling his real property and personal home located at [REDACTED] Pompano Beach, FL 33060. JOY HOLDER did so while being aware that the victim was a vulnerable adult, that he lacked the capacity to consent to services, and was subject to investigation by the Department of Children and Families (MHC221915YL, as well as previous self-neglect reports which pre-date these incidents). JOY HOLDER was present for the March 24, 2022 hearing in MHC221915YL. See Report and Recommendation of the General Magistrate Re Petition for adult protective services (3.2.24) uploaded into Evidence.com.

At this hearing, it was determined that the victim lacked the ability to manage his own affairs, with the Court stating "The Court hereby finds [REDACTED] [who] is respondent, is a vulnerable adult. [REDACTED] lacks the capacity to submit to services."

JOY HOLDER did unlawfully procure a Durable Power of Attorney for the victim on or about September 1, 2022, at a time when she knew that the victim lacked the capacity to consent which was documented under Report and Recommendation of the General Magistrate Re Petition for adult protective services (MHC221915YL). The unlawful Power of Attorney documentation was uploaded into Evidence.com.

Moreover, JOY HOLDER used the unlawful Power of Attorney to place herself in a position of trust and confidence and to permanently deprive him of these assets. JOY HOLDER did

*** Continued ***

I swear the above statement is correct and true to the best of my knowledge and belief.

Det. Masri #19034
Officer/Affiant's Signature

MASRI, JONATHAN R. (19034)
Officer's Name/CCN

Tamarac
Officer's Division

STATE OF FLORIDA
COUNTY OF BROWARD

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by MASRI, JONATHAN R. (name and title), who is personally known to me or has produced
as identification.

[Signature]
Notary Public, Deputy Clerk of the Court, or Assistant State Attorney

Sgt / 15121
Title/Rank and CCN

BROADHURST, DANIEL

Print, Type or Stamp Commissioned Name of Notary Public

Seventeenth Judicial Circuit
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State of Florida

BSO DB-#2a (Revised 05/00)

(SEAL)

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Name of victim(s) (if corporation, exact legal name and state of incorporation):					
Count #	Offenses Charged	WC# / Citation # (if applicable)		FS or Capias/Warrant #	
	*** SEE PAGE 1 ***				

Probable Cause Affidavit

Before me this date personally appeared MASRI, JONATHAN R. (19034) who being first duly sworn deposes and says that on 29 day of September, (year) 2022 at [REDACTED] (crime location) the above named defendant committed the above offenses charged and the facts showing probable cause to believe the same are as follows:
use this document to contract for the sale of the victim's [REDACTED] Property and to open and re-title accounts as necessary to facilitate this fraud, and avoid scrutiny of DCF and following previous findings of fraud.

Furthermore, JOY HOLDER caused the victim to sign an "AS IS" Residential Contract for Sale and Purchase of the [REDACTED] Property. See [REDACTED] "AS IS" Contract which was uploaded into Evidence.com. The final sale price being \$345,000.

On September 29th, 2022, Florida Title & Escrow Services LLC wires \$319,000.47 from JPMORGAN Chase Bank Account Number [REDACTED], to "Beneficiary Account Number [REDACTED]." See Wire Confirmation Seller Proceeds which was uploaded into Evidence.com. This "Beneficiary Account" is CitiBank Account # [REDACTED], which was titled jointly in the names of the victim and JOY HOLDER at this time. See Citibank Statements uploaded into Evidence.com.

On September 29th, 2022, \$319,000.47 were received into Citibank account # [REDACTED] from Florida Title & Escrow Services LLC. JOY HOLDER and RAY HOLDER utilized these funds for their personal use, with JOY HOLDER, utilizing it for the purposes of laundering the funds through payments to her cleaning service "JOY'S CLEANING", and not for the support of the victim. See Citibank Statements uploaded into Evidence.com.

RAY HOLDER'S joint access and use of these funds render's him a co-conspirator as defined at F.S. 777.04. Also, REANNAH ASHLYN MARIAH HOLDER'S efforts in interfering with the efforts of court personal, DCF agents, law enforcement, in furtherance of this fraud render's her a co-conspirator as defined at F.S. 777.04. Please see case:

***** Continued *****

I swear the above statement is correct and true to the best of my knowledge and belief.

Det. Masri / 19034
Officer/Affiant's Signature

MASRI, JONATHAN R. (19034)
Officer's Name/CCN

Tamarac
Officer's Division

STATE OF FLORIDA
COUNTY OF BROWARD

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[REDACTED] as identification.

[Signature]
Notary Public, Deputy Clerk of the Court, or Assistant State Attorney

Scot / 15121
Title/Rank and CCN

BROADHURST, DANIEL

Print, Type or Stamp Commissioned Name of Notary Public

Seventeenth Judicial Circuit
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Count #	Offenses Charged	WC# / Citation # (If applicable)		FS or Caplas/Warrant #	

Probable Cause Affidavit

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07-2307-002648 for more information on how both RAY HOLDER and REANNAH HOLDER interfered with DCF conducting a welfare check on the victim on 07/19/2023, at approximately 12:47, as they attempted to drive the victim to Orlando under the pre-text that the victim was going to see his "sister".

It is to be noted that both RAY HOLDER AND REANNAH HOLDER knew in advance that DCF was coming over on 07/19/2023 to conduct a Welfare check on the victim as DCF investigator S. Keels previously advised both of them that she was coming on 07/19/2023.

F.S. 825.103-2B - EXPLOITATION ELDERLY \$20,000 TO UNDER \$100,000 - Offender - RAY HOLDER.

The victim previously owned a 2017 Nissan Maxima, VIN Number: . The vehicle was purchased under the name and with the assets of the victim for \$31,563.92 from Performance Nissan by the victim on August 17, 2018. See Nissan Purchase uploaded into Evidence.com. On or about June 16th, 2023, RAY HOLDER caused the victim to sign a Bill of Sale for a Motor Vehicle, transferring the previously referenced Nissan Maxima from the victim to RAY HOLDER. See Bill of Sale uploaded into Evidence.com.

RAY HOLDER did this during a time when he was in a position of authority and control of the victim and knew/should have known that the victim lacked the capacity to consent to the sale of his vehicle. Therefore, violating F.S. 25.103-2B - EXPLOITATION ELDERLY \$20,000 TO UNDER \$100,000.

Additionally, all defendants in this case - JOY HOLDER, RAY HOLDER, and REANNAH HOLDER,

*** Continued ***

I swear the above statement is correct and true to the best of my knowledge and belief.

Det. Masri / 19034
Officer/Affiant's Signature

MASRI, JONATHAN R. (19034)
Officer's Name/CCN

Tamarac
Officer's Division

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COUNTY OF BROWARD

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SenT / 15121
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are CO-ONSPIRATORS. Conspiracy F.S. 777.04(3) - A person who agrees, conspires, combines, or confederates with another person or persons to commit any offense commits the offense of criminal conspiracy, ranked for purposes of sentencing as provided in subsection (4).

REANNAH HOLDER'S efforts in interfering with the efforts of court personal, DCF agents, law enforcement, in furtherance of this fraud render's her a co-conspirator as defined at F.S. 777.04. See BSO/DCF records. JOY HOLDER, RAY HOLDER, and REANNAH ASHLYN MARIAH HOLDER'S combined efforts to interfere with the State's inherent authority to render care for the victim and interfere with this governmental and judicial processes were coordinated and in furtherance of the common goal to defraud the victim.

Based on the facts mentioned above there is Probable Cause to charge JOY HOLDER with F.S. 825.103-2A - EXPLOITATION OF ELDERLY \$100,000 OR MORE and F.S. 777.04-4c - CRIMINAL ATTEMPT SOLICIT CONSPIRE 1ST DEG FEL. A Not in Custody Probable Cause Affidavit will be forwarded to Broward County Economic Crimes Unit ASA - Kathryn Heaven, for the issuance of a CAPIAS.

I swear the above statement is correct and true to the best of my knowledge and belief.

Det. Masri / 19034
Officer/Affiant's Signature

MASRI, JONATHAN R. (19034)
Officer's Name/CCN

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