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Description of document: Federal Housing Finance Agency (FHFA) Inspector General (OIG) Investigations Closed in CY2025

Requested date: 24-December-2025

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Source of document: FOIA Request
FOIA and Information Services
Federal Housing Finance Agency
400 7th Street, S.W.
Fourth Floor
Washington, D.C. 20219
[FHFA HQ FOIA/Privacy Act Request Portal \(PAL\)](#)
Email: FOIA@fhfa.gov
FOIA.gov

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OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

January 20, 2026

By Electronic Mail

RE: Freedom of Information Act Request 2026-FOIA-00024

This letter responds to your December 24, 2025, request pursuant to the Freedom of Information Act (FOIA), 5 U.S.C. §552, which was received by the Federal Housing Finance Agency's Office of Inspector General (FHFA-OIG) on December 29, 2025. Your request was assigned tracking number 2026-FOIA-00024 and seeks the following information:

- 1) A copy of the final report, closing memo, or equivalent concluding document for each Inspector General investigation closed during CY2025.**
- 2) A copy of the list of Inspector General investigations closed during CY2025, including relevant data fields such as the subject or topic of the investigation, the case number, closing date, and opening date.**

FHFA-OIG has conducted a search and has determined that it possesses 203 pages of records responsive to your request, they are attached.

Pursuant to FOIA, certain records and/or information contained in these records is exempt and has been withheld under the following FOIA Exemption(s):

- (b)(5), Permits withholding information under the deliberative process privilege, including the pre-decisional documents, or information that could be withheld under civil discovery, attorney-client, or attorney-work product privileges. 5 U.S.C. §552 (b)(5).
- (b)(6), Permits withholding of records and information about individuals when disclosure would be a clearly unwarranted invasion of personal privacy. 5 U.S.C. §552 (b)(6).
- (b)(7)(C), Permits withholding of records when an unwarranted invasion of personal privacy could reasonably be expected. 5 U.S.C. §552 (b)(7)(C).
- (b)(7)(E), Permits withholding of records when techniques and procedures for law enforcement investigations or process would be disclosed or provided such disclosure could reasonably be expected to risk circumvention of law. 5 U.S.C. §552 (b)(7)(E).

In withholding information, we have considered that agencies “shall withhold information” under FOIA “only if the agency reasonably foresees that disclosure would harm an interest protected by an exemption” or “disclosure is prohibited by law.” *See* 5 U.S.C. § 552(a)(8)(A).

This is the final decision on your request. You may contact us for any further assistance at foia@fhfaoig.gov. Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows: Office of Government Information Services, National Archives and Records Administration, 8601 Adelphi Road-OGIS, College Park, Maryland 20740-6001; e-mail at ogis@nara.gov; telephone at 202-741-5770; toll free at 1-877-684-6448; or facsimile at 202-741-5769.

If you are not satisfied with the response to your request, you may submit an appeal within 90 days to the FOIA Appeals Officer via email, U.S. mail, or delivery service. Your appeal must include a copy of the initial request, a copy of the letter denying the request in whole or in part, and a statement of circumstances, reasons, or arguments you believe support your appeal. Your appeal must also be clearly marked “FOIA Appeal: FHFA-OIG.” The email address is: foia@fhfaoig.gov. The address for U.S. mail or delivery service is: FOIA Appeals Officer, Federal Housing Finance Agency – Office of Inspector General, 400 7th Street, SW, Washington, DC 20219. Your appeal must be postmarked or electronically transmitted within 90 days of the date of this final response to your request.

Sincerely,

FOIA Office
FHFA-OIG



Case Types: I

Region: All

Closure Date: between 01/01/2025 and 12/31/2025

Case Number	Case Title	Region	Fraud Area	Initiation Date	Closure Date
I-23-0925	SBA -Mortgage Loan Scheme-Kern County, CA	Western Region	Origination	12/19/2022	05/06/2025
I-12-0114	BARMECO ENTERPRISES INC; BANK FRAUD; FL	Southeast Region	Condo/Builder Bailout	02/24/2012	12/03/2025
I-14-0397	KARAN, JYOTHESNA ET.AL.; SHORT SALE FRAUD; CA	Western Region	Short Sale	04/10/2014	06/30/2025
I-17-0645	CHRISTOPHER GOODSON, ANTHONY GARVIN et al; SHORT SALE FRAUD; NJ	Northeast Region	Short Sale	01/26/2017	03/05/2025
I-19-0746	LAMBERT, NAOMI, et al; SHORT SALE FRAUD, FL	Southeast Region	Short Sale	10/11/2018	04/28/2025
I-19-0763	LOPEZ, GERMAN ET.AL. (b) (6); ORIGINATION FRAUD; CA	Western Region	Origination	03/22/2019	07/22/2025
I-19-0766	(b) (6); WIRE FRAUD; DISTRICT OF MARYLAND	Southeast Region	Origination	04/02/2019	02/28/2025
I-20-0836	Eddy Blizzard; Embezzlement; USAO-MD (Baltimore)	Southeast Region	Loan Mod/Foreclosure	06/19/2020	05/13/2025
I-20-0840	(b) (6); PAYCHECK PROTECTION PROGRAM FRAUD; AL	Southeast Region	Member Bank	07/01/2020	07/07/2025
I-20-0850	Iola's Level LLC, PPP Loan Fraud; SDTX	Central Region	Member Bank	08/17/2020	01/03/2025
I-21-0885	(b) (6); et al. Loan Origination Fraud, GA	Southeast Region	Origination	09/23/2021	12/03/2025
I-22-0886	First Security Mortgage Inc.; Bank Fraud; San Juan PR	Southeast Region	Member Bank	10/14/2021	12/02/2025
I-22-0907	BancFirst, John Padilla, Bank Fraud, Oklahoma	Central Region	Member Bank	07/15/2022	05/27/2025
I-22-0908	Marvin Reed, PPP Loan Fraud; GA	Southeast Region	Other	07/25/2022	08/19/2025
I-23-0918	Apex Title Agency - Dora Martinez; Bank Fraud, FL	Southeast Region	Other	11/01/2022	06/18/2025
I-23-0922	James Bergeron; COVID PPP and RRF Fraud; TX	Central Region	Member Bank	12/02/2022	08/07/2025
I-23-0934	SBA Loans to Purchase GSE Mortgaged Properties	Western Region	Origination	01/23/2023	05/05/2025
I-24-0963	Home Team Solutions, Bank Fraud, Missouri	Central Region	Origination	12/29/2023	11/24/2025
I-24-0978	Igor Shushpanov; Bankruptcy Fraud, FL	Southeast Region	Member Bank	05/10/2024	04/15/2025



Case Types: I

Region: All

Closure Date: between 01/01/2025 and 12/31/2025

I-25-0991	Andrew Blassie, Bank of O'Fallon; Bank Fraud; O'Fallon, IL	Central Region	Member Bank	10/29/2024	10/08/2025
I-160611	(b) (7)(C), (b) (6) PHISHING/EMAIL COMPROMISE, WASHINGTON DC AREA.	Headquarters	Other	07/01/2016	08/27/2025
I-19-0759	(b) (7)(C), (b) (6) Fraud, AL	Southeast Region	Member Bank	02/26/2019	05/13/2025
I-19-0786	(b) (7)(C), (b) (6); Bank Fraud; AL	Southeast Region	Member Bank	07/03/2019	05/13/2025
I-20-0835	(b) (7)(C), (b) (6); (b) (7)(C), (b) (6) et al, Loan Origination Fraud, FL	Southeast Region	Origination	06/15/2020	11/21/2025
I-21-0875	(b) (7)(C), (b) (6); PPP loan fraud; Chicago, IL	Central Region	Member Bank	06/14/2021	04/16/2025
I-22-0888	(b) (7)(C), (b) (6), (b) (7)(C), (b) (6) Short Sale Fraud; EDNY-CI	Northeast Region	Short Sale	11/09/2021	01/06/2025
I-22-0909	(b) (7)(C), (b) (6), Loan Officer	Central Region	Origination	07/29/2022	01/07/2025
I-23-0919	(b) (7)(C), (b) (6) Securities Fraud; DOJ (Fraud Section)	Northeast Region	Origination	11/28/2022	06/04/2025
I-23-0936	Silvergate Bank; Bank Fraud (FHLB-SF); CA	Western Region	Member Bank	03/02/2023	07/08/2025
I-25-0995	(b) (7)(C), (b) (6) Freddie Mac Employee Dual Employment- McLean, VA	Southeast Region	Administrative	11/04/2024	05/01/2025
I-25-1004	(b) (7)(C), (b) (6) Mortgage; Bank Fraud; TX	Central Region	Member Bank	01/13/2025	11/04/2025
Total Number of Cases: 31					

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

PENALTY SHEET

Defendant's Name: DORA AMENEIRO MARTINEZ, a/k/a Dora Ameneiro, a/k/a Dora Martinez, a/k/a Dora Castaneda

Case No: _____

Count #: 1

Bank Fraud

Title 18, United States Code, Section 1344

***Max. Term of Imprisonment:** Thirty (30) years

***Mandatory Min. Term of Imprisonment (if applicable):**

***Max. Supervised Release:** Three (3) years

***Max. Fine:** \$1,000,000

Count #: 2

Wire Fraud

Title 18, United States Code, Section 1343

***Max. Term of Imprisonment:** Twenty (20) years

***Mandatory Min. Term of Imprisonment (if applicable):**

***Max. Supervised Release:** Three (3) years

***Max. Fine:** \$250,000

***Refers only to possible term of incarceration, does not include possible fines, restitution, special assessments, parole terms, or forfeitures that may be applicable.**



**United States
Attorney's Office
Southern District of Florida**

PRESS RELEASE

Former title agent sentenced to 36 months in prison for \$6.6 million mortgage fraud scheme

Thursday, May 23, 2024

For Immediate Release

U.S. Attorney's Office, Southern District of Florida

MIAMI – On May 22, a former title agent was sentenced to 36 months in federal prison and ordered to pay \$6,634,750.00 in forfeiture for carrying out a \$6.6 million mortgage fraud scheme. A restitution hearing is scheduled for Aug. 16.

Dora Ameneiro Martinez, 45, Haines City, Florida, was a licensed title agent in the State of Florida. She owned Apex Title Agency Incorporated (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork and Closing Disclosures, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they

were in first position and the mortgage was secured by a property that was unencumbered. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan that, upon receiving the newly refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if they would have known that Martinez was not going to immediately pay off the existing mortgage in accordance with the Closing Disclosure. The lender relied on Martinez to pay off the existing mortgage to be in first position.

U.S. Attorney Markenzy Lapointe for the Southern District of Florida, Special Agent in Charge Brian Tucker of the Eastern Region, Office of Inspector General for the Board of Governors of the Federal Reserve System and the Consumer Financial Protection Bureau (FRB-OIG), and Special Agent in Charge Edwin S. Bonano of the Federal Housing Finance Agency Office of Inspector General (FHFA-OIG) announced the sentence imposed by Chief U.S. District Judge Cecilia M. Altonaga.

FRB-OIG and FHFA-OIG investigated the case. Assistant U.S. Attorney Manolo Rebozo is prosecuting the case. Assistant U.S. Attorney Daren Grove is handling asset forfeiture.

Related court documents and information may be found on the website of the District Court for the Southern District of Florida at www.flsd.uscourts.gov or at <http://pacer.flsd.uscourts.gov>, under case number 23-cr-20451.

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Contact

Public Affairs Unit

U.S. Attorney's Office

Southern District of Florida

USAFLS.News@usdoj.gov

Updated May 23, 2024

WES MOORE
Governor

ARUNA MILLER
Lt. Governor



Maryland
INSURANCE ADMINISTRATION

KATHLEEN A. BIRrane
Commissioner

TAMMY R. J. LONGAN
Acting Deputy Commissioner

200 St. Paul Place, Suite 2700, Baltimore, Maryland 21202
Direct Dial: 410-468-2018 Fax: 410-468-2020
Email: orders.mia@maryland.gov
1-800-492-6116 TTY: 1-800-735-2258
www.insurance.maryland.gov

January 16, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
REGULAR MAIL

Jamie L. Alford

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Re: *Maryland Insurance Administration v. Jamie L. Alford*
Case No.: MIA-2024-01-010

Dear Ms. Alford:

The Maryland Insurance Commissioner has entered an Order taking disciplinary action against you. A copy of the Order is attached and is self-explanatory. This Order is subject to your right to request a hearing as set forth on the last page of the Order.

Please include the above case number on all future correspondence to the administration. **Payment of administrative penalties must also reference the above case number or include a copy of this letter when making payment.**

If you have any questions regarding this Order, you may contact Joseph E. Smith, Acting Associate Commissioner, Fraud and Enforcement at 410-468-2475.

Sincerely,

/s/kn
Hearings and Appeals Coordinator

Enclosure

cc: Tammy R. J. Longan, Acting Deputy Commissioner
Joseph E. Smith, Acting Associate Commissioner
Ioannis Laskaris, Assistant Attorney General
Craig Ey, Director of Communications
Jeffrey Gross, Chief of Special Projects
Kristen A. Newton, Management Associate

MARYLAND INSURANCE
ADMINISTRATION

v.

JAMIE L. ALFORD

(b)(6); (b)(7)(C)

LICENSE NO.: (b)(6);
(b)(7)(C)

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CASE NO.: MIA-2024-01-010

Enf. File No.: TC-280-2021

ORDER

This Order is issued by the Maryland Insurance Administration (the “Administration”) against Jamie L. Alford (“Respondent”) pursuant to Md. Code Ann., Insurance §§ 2-108, 2-201, and 2-204 (2017 Repl. Vol. & Supp.) for the violations of the Maryland Insurance Article identified and described.¹

I. RELEVAT MATERIAL FACTS

1. On December 28, 2001, Respondent was issued a Maryland resident title insurance producer license. Respondent’s title producer license expired on March 31, 2022.
2. On March 18, 2021, a federal criminal complaint was filed against Respondent in the matter of *U.S.A. v. Alford*, Case No.: 8:22-CR-00277-DLB, U.S. Dist. Crt. for Maryland.
3. Respondent’s initial court appearance was on March 26, 2021. Notwithstanding the requirement in § 10-126(g), Respondent did not report the prosecution to the Commissioner within 30 days of her initial court appearance.
4. In summary, the criminal information alleges that from at least 2011 to 2017, Respondent and her now deceased husband (“decedent”) violated their fiduciary duties by embezzling funds

¹ Unless otherwise indicated, all statutory references in this Order are to the Insurance Article of the Maryland Code.

during real estate closings. The money was taken from both buyers and sellers. Respondent also took money from the title company for which she worked. Respondent's fraud was typically accomplished by:

- a. inflating or inventing various fees or taxes, creating false entries in settlement documents, and creating forged or altered checks;
- b. submitting false information, including false settlement statements, to financial institutions;
- c. Causing the forged or alter checks to be drawn on their employer's escrow and operating accounts and then cashed those checks or deposited the money into accounts Respondent and decedent controlled.

5. Between 2011 and 2016, Respondent allegedly received a total of \$653,537.91 from "Company 1"² both lawfully and unlawfully. However, Respondent reported her salary to the State of Maryland for that time period to be only \$302,462.50.

6. On September 19, 2022, in reference to the March 2021 charges, Respondent pled guilty to a Criminal Information filed in the United States District Court in Greenbelt, Maryland to one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution, a violation of 18 U.S.C. § 1349. The Criminal Information described the "Manner and Means of the Conspiracy and Scheme to Defraud" as:

Decedent and Respondent "inflated or invented various fees or taxes, created false entries in the settlement documents, and created or altered checks. [Decedent and Respondent] thereafter faxed or emailed the settlement documents to financial institutions as part of the settlement process. The false entries on the settlement documents were relied upon by financial institutions to issue mortgage loans, but for the wrong amounts. [Decedent and Respondent] caused the forged or altered checks to be drawn on Company 1's escrow and operating accounts and the funds

² The Indictment refers to the title company as Company 1. That reference is maintained in this Order.

to be subsequently deposited in accounts controlled by [Decedent and Respondent], or cash.”

7. Respondent’s criminal conviction is a felony conviction involving dishonesty or breach of trust pursuant to 18 U.S.C. § 1033. As such, Respondent is prohibited from engaging in the business of insurance. Although there is a mechanism for a prohibited person such as Respondent to seek written consent to work in the business of insurance, Respondent has not applied to the Commissioner for written consent to engage in the business of insurance.

8. On November 1, 2023, Respondent was sentenced to time served, 18 months of supervised release, and ordered to pay \$662,490.15 in restitution to the victims.

9. On December 18, 2023, an investigator for the Administration performed a Google search, and identified a website, (b)(6); (b)(7)(C) /jamie-alford/, for (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C) and found the following biography for Respondent, Jamie Alford:

With over 25 years in the title insurance industry, Jamie L. Alford brings a wealth of knowledge to the (b)(6); (b)(7)(C) team. Jamie manages the Southern Maryland Division of (b)(6); (b)(7)(C) ensuring the title processing, closing, and post-closing steps are completed as effectively as possible. Her top priority is the satisfaction of all her clients, which is something she accomplishes by keeping the transactions professional and moving smoothly.

Prior to (b)(6); (b)(7)(C) Jamie spent 6 years in Anne Arundel County overseeing her office and prior to that she spent 15 years managing a Southern Maryland office. Jamie regularly trains and educates fellow colleagues on the latest title updates as well as the basics of real estate practices to those just getting started.

When she’s not working, she’s busy with her four sons. She enjoys spending time with family and friends.

Jamie holds a Maryland Title Insurance License, is a Notary Public, and a member of the American Land and Title Association (ALTA).

10. An investigator for the Administration obtained Respondent’s wage history from the Maryland Department of Labor, which revealed Respondent was employed and paid by (b)(6); (b)(7)(C) in

the second and third quarter of 2021, the second, third, and fourth quarter of 2022, and the first, second and third quarter of 2023. This is evidence that Respondent willfully engaged or participated in the business of insurance despite the fact that her insurance license expired and despite her prohibited status under 18 U.S.C. § 1033. As detailed below, it is unlawful for a person with a felony conviction involving dishonesty or breach of trust to willfully engage in the business of insurance whose activities affect interstate commerce or participate in such business. Although the Commissioner does not enforce 18 U.S.C. § 1033, Respondent's violation of that law is a demonstration that she lacks the trustworthiness or competence required of insurance producers pursuant to § 10-126(a)(13). *See* below.

11. An investigator for the Administration examined the licensing record for (b)(6); (b)(7)(C) (b)(6); (b)(7)(C) Respondent was identified as the treasurer [a person appointed to administer or manage financial assets...], effective June 3, 2020.

12. On January 3, 2023, investigators for the Administration visited (b)(6); (b)(7)(C) The investigators were greeted by Respondent, who identified herself as the "office manager." An investigator presented Respondent with an Order to Examine. Respondent provided a business card, which identified Respondent as "Office Manager" and "Senior Processor." Respondent added that the business card was "an old one." Respondent described her job duties as ordering supplies, marketing material, and processing order pay offs, which she described as "paying off mortgages."

13. An investigator for the Administration learned that Respondent is a Maryland Notary Public. As such, in accordance with the Code of Maryland Regulations ("C.O.M.A.R."), Respondent was required to report her felony conviction to the Secretary of State ("S.O.S") within 10 days. 01.02.08.11. (D), States:

A notary public convicted of a felony or crime involving fraud, dishonesty, or deceit shall report the conviction to the Office of the Secretary of State within 10 days of the conviction or within 10 days after they are released from incarceration, whichever is later. Failure to properly report under this paragraph may result in an enforcement action against the notary public under this regulation.

An investigator for the Administration contacted a representative for S.O.S. and learned that despite C.O.M.A.R., Respondent failed to report her felony conviction.

14. During the course of its investigation, the Administration learned that on February 12, 1997, in Prince George's County, Maryland, in the matter of State of Maryland v. Alford, Case No.: CT971624X, Respondent was indicted on allegations of theft and misappropriation by a fiduciary, as follows:

The Grand Jurors of the State of Maryland, for the body of Prince George's County, on their oath do present that JAMIE LYNN ALFORD late of Prince George's County, aforesaid, between the 1st day of November, nineteen hundred and ninety-five, and the 26th day of December, nineteen hundred and ninety-five, at Prince George's County aforesaid, did unlawfully steal United States currency, the property of County Chrysler-Plymouth, Inc., having a value of more than three hundred dollars (\$300.00), current money of the United States, in violation of Article 27, Section 342 of the Annotated Code of Maryland, 1957 edition, as amended, and against the peace, government and dignity of the State. (Theft over \$300.00)

SECOND COUNT The Grand jurors of the State of Maryland, for the body of Prince George's County, on their oath do present that JAMIE LYNN ALFORD late of Prince George's County, aforesaid, between the 1st day of November, nineteen hundred and ninety-five, and the 26th day of December, nineteen hundred and ninety-five, at Prince George's aforesaid, pursuant to one scheme and continuing course of conduct, did fraudulently and willfully appropriate to a use and purpose, not in the due and lawful execution of his trust, money having come into the hands of JAMIE LYNN ALFORD, in his fiduciary capacity, in violation of Article 27, Section '132 of the Annotated Code of Maryland, 1957 edition, as amended, and against the peace, government and dignity of the State. (Misappropriation by fiduciary)

15. The application for statement of charges, prepared by a Prince Georges County, Maryland police detective stated:

[D]efendant [Respondent] Did ...pursuant to one scheme and course of conduct steal the money of Country Chrysler Plymouth, Inc....having a value of \$4707.29 in violation of Article 27, Section 342 of the Annotated Code of Maryland. ... The defendant [Respondent] was a cashier at Country Chrysler Plymouth. From 11-1-95 to 12-31-95, the defendant [Respondent] altered financial document by recording cash payments as other forms of payment, adjusting balances on invoices by reprinting them, and by not logging monies received. The defendant [Respondent], on several occasions, would take cash received from invoices and, instead of recording it as cash on the daily sales sheet, she would record it as a credit card sale or an accounts receivable. The defendant [Respondent] also, on several occasions, received cash payments for sales invoices and recorded an amount on the daily sales total that was less than the amount received from the customer. On two occasions, the defendant [Respondent] reprinted sales invoices after the customer had already paid and adjusted the labor total on the invoice to reflect an amount less than the original invoice. She then wrote false amounts of monies received on the invoice and never deposited the original amount of money received. There were also several invoices that defendant [Respondent] received cash payment, signed her name and marked paid on the invoice, but then would not record them on the daily sales sheet or deposit the money in the bank.

On 02/04/97, the defendant [Respondent] came into the station voluntarily and was immediately advised of her constitutional rights by P.G. County form 2628. The defendant [Respondent] freely admitted that it was her handwriting on the invoices, daily sales sheets, and the deposit slips that were altered and incorrect. ...

16. On January 22, 1998, Respondent was found guilty of count 1—theft under \$300.00. She was sentenced to six months unsupervised probation and granted probation before judgement. The remaining charge was dismissed.

II. VIOLATION(S)

17. In addition to all relevant sections of the Insurance Article, the Administration relies on following:³

§ 2-201

* * *

³ The failure to designate a particular provision in this proposed Order does not deprive the Commissioner of the right to rely on that provision.

(e) The Commissioner may enforce the provisions of this article, and may impose any penalty or remedy authorized by this article, against a person that is under investigation for or charged with a violation of this article if:

- (1) the person's certificate of authority, certificate of qualification, license, or registration is no longer in effect; and
- (2) the alleged violation occurred no more than 5 years before surrender or lapse of the certificate, license, or registration.

§ 10-126

(a) *Grounds.* – The Commissioner may deny a license to an applicant under §§ 2-210 through 2-214 of this article, or suspend, revoke or refuse to renew or reinstate a license after notice and opportunity for a hearing under §§ 2-210 through 2-214 of this article if the applicant or holder of the license:

- (1) has willfully violated this article or another law of the State that relates to insurance;
...
- (4) has misappropriated, converted, or unlawfully withheld money belonging to an insurer, insurance producer, beneficiary, or insured;
...
- (6) has committed fraudulent or dishonest practices in the insurance business;
...
- (8) has been convicted by final judgment in any state or federal court of a felony or crime involving moral turpitude;
...
- (13) has otherwise shown a lack of trustworthiness or competence to act as an insurance producer[.]
...

(c) Instead of or in addition to suspending or revoking the license, the Commissioner may impose on the holder of the license a penalty of not less than \$100 but not exceeding \$500 for each violation of this article.
...

(g)(1)(i) In this subsection, the term "charging document" means a written accusation alleging that a defendant has committed an offense.

(ii) In this subsection, the term "charging document" includes:

1. a citation;
2. an indictment;
3. an information; and
4. a statement of charges.

...

(3) If an insurance producer is prosecuted for a crime in any jurisdiction, the insurance producer shall report the prosecution to the Commissioner within 30 days after the insurance producer's initial appearance before a court, including an appearance before:

- (i) a judicial officer of the District Court due to an arrest;
 - (ii) the District Court in response to a summons;
 - (iii) the circuit court due to execution of a warrant; or
 - (iv) the circuit court in person or by written notice of counsel in response to a summons.
- (4) The report shall include a copy of:
- (i) the charging document;
 - (ii) any order issued by a court; and
 - (iii) any other relevant legal documents.

18 U.S.C. § 1033

(e)(1)(A) Any individual who has been convicted of any criminal felony involving dishonesty or a breach of trust, or who has been convicted of an offense under this section, and who willfully engages in the business of insurance whose activities affect interstate commerce or participates in such business, shall be fined as provided in this title or imprisoned not more than 5 years, or both.

(B) Any individual who is engaged in the business of insurance whose activities affect interstate commerce and who willfully permits the participation described in subparagraph (A) shall be fined as provided in this title or imprisoned not more than 5 years, or both.

(2) A person described in paragraph (1)(A) may engage in the business of insurance or participate in such business if such person has the written consent of any insurance regulatory official authorized to regulate the insurer, which consent specifically refers to this subsection.

Code of Maryland Regulations (“C.O.M.A.R.”) 31.03.12.03:

...

B. Consent Required. If an individual to whom this regulation applies has been convicted of a felony involving dishonesty, a felony involving breach of trust, or a violation of the federal Violent Crime Control and Law Enforcement Act of 1994, the individual may not engage in the business of insurance affecting interstate commerce in Maryland unless the individual obtains the written consent of the Insurance Commissioner.

18. By the conduct described herein, Respondent violated § 10-126(a)(1), (4), (6), (8), (13) and 10-126(g). In addition to license revocation, Respondent is also subject to a monetary penalty pursuant to § 10-126(c) of the Insurance Article.

III. CONCLUSION OF THE LAW

19. The Administration finds that Respondent violated § 10-126(a)(1), (4), (6), (8), (13), as well as 10-126(g) as follows:

- Respondent was convicted by final judgment in a federal court of a felony, a violation of § 10-126(a)(1), (8), and (13);
- Respondent failed to report her felony federal indictment to the Administration within 30 days, in violation of § 10-126(g);
- Respondent misappropriated funds and committed fraudulent and dishonest acts, which resulted in a felony conviction, in violation of § 10-126(a)(4), (6), (8), and (13);
- Despite her felony conviction involving dishonesty or breach of trust, and without obtaining written consent from the Commissioner, Respondent engaged in the business of insurance, contrary to 18 U.S.C. 1033, in violation of § 10-126(a)(1) and (13);
- Respondent has demonstrated a disregard for the reporting requirements of other state agencies, namely the S.O.S., which also demonstrates her lack of trustworthiness or competence pursuant to § 10-126(a)(13);
- Respondent has grossly understated her taxable earnings, in violation of § 10-126(a)(13);
- Respondent orchestrated a fraud and embezzlement scheme as an employee of County Chrysler Plymouth, which scheme involved dishonesty, theft, and breach of trust, in violation of § 10-126(a)(13).

IV. SANCTIONS

20. By the facts and violations stated above, Respondent's license to act as an insurance producer in the State of Maryland is subject to revocation and the imposition of a monetary penalty.

21. Insurance producers are in a position of trust. In light of the facts stated above, the Administration has determined that the Maryland resident insurance producer license of Respondent is **REVOKED**. Additionally, Respondent shall immediately cease engaging in the business of insurance.

22. In addition, the Administration has determined a monetary penalty in the amount of \$2,000.00 is appropriate for Respondent's violations of the Insurance Article.

23. Respondent's actions, as described herein, demonstrate that she fails to meet the standard of trustworthiness and competence required of an insurance producer in Maryland. Her actions also show a longstanding commitment to dishonesty, fraud, and theft.

24. Administrative penalties shall be paid within thirty (30) days of the date of this Order to the Maryland Insurance Administration. Payment shall be made by immediately payable funds and shall identify the case by number (TC-280-2021) and name (Jamie L. Alford). Payment of the

administrative penalty shall be sent to the attention of: Joseph Smith, Acting Associate Commissioner, Insurance Fraud and Enforcement Division, Maryland Insurance Administration, 200 St. Paul Place, Suite 2700, Baltimore, MD 21202. Unpaid penalties will be referred to the Central Collection Unit for collections.

25. This Order does not preclude other authorities including other units of the Administration from taking any other civil or non-civil action or prosecution of Respondent with respect to an matter including the conduct that is the subject of this Order nor does this Order preclude any other person, entity or governmental authority from taking any investigative, civil, or non-civil action or prosecution of Respondent with respect to any matter, including the conduct that is the subject of this Order.

26. This Order is an adverse administrative action and is a public record. You may be required to disclose this Order on any future or pending license applications or to any states in which you are currently licensed.

WHEREFORE, for the reasons set forth above, and subject to Respondent's right to request

a hearing, it is this 16th day of January 2024, **ORDERED** that:

- (A) The Producer license of Jamie L. Alford is **REVOKED**;
- (B) Respondent Jamie L. Alford shall pay a monetary penalty in the amount of \$2,000.00 (Two-Thousand Dollars) within 30 days of the date of this Order;
- (C) Respondent Jamie L. Alford shall immediately cease working in the business of insurance and shall not hold herself out as an insurance producer or title insurance producer.

KATHLEEN A. BIRRANE
Insurance Commissioner

BY: Joseph E. Smith
JOSEPH E. SMITH
Acting Associate Commissioner
Insurance Fraud & Producer Enforcement Division

RIGHT TO REQUEST A HEARING

Pursuant to § 2-210 of the Insurance Article and Code of Maryland Regulations (“COMAR”) 31.02.01.03, an aggrieved person may request a hearing on this Order. This request must be in writing and received by the Commissioner within thirty (30) days of the date of the letter accompanying this Order. However, pursuant to § 2-212 of the Article, the Order shall be stayed pending a hearing only if a demand for hearing is received by the Commissioner within ten (10) days after the Order is served. The written request for hearing must be addressed to the Maryland Insurance Administration, 200 St. Paul Place, Suite 2700, Baltimore, Maryland 21202, Attn: Clerk – Office of Hearings. The request shall include the following information:

- (1) the action or non-action of the Commissioner causing the person requesting the hearing to be aggrieved;
- (2) the facts related to the incident or incidents about which the person requests the Commissioner to act or not act; and
- (3) the ultimate relief requested.

The failure to request a hearing timely or to appear at a scheduled hearing will result in a waiver of your rights to contest this Order and the Order shall be final on its effective date. Please note that if a hearing is requested on this initial Order, the Commissioner may affirm, modify, or nullify an action taken or impose any penalty or remedy authorized by the Insurance Article against the Respondent in a Final Order after hearing.



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Lambert, Naomi, et al; Short Sale Fraud, FL

Type of Investigation: Criminal

Basis for Investigation

FHFA OIG received an allegation concerning mortgage fraud committed by multiple subjects throughout central Florida.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud) and other relevant statutes.

Summary of Investigation

During the investigation, FHFA OIG conducted numerous witness and subject interviews. Additionally, financial records, contracts and other documents were obtained, reviewed and summarized.

The investigation revealed that Naomi Lambert conspired with another individual to obtain a Home Equity Line of Credit using materially false information, including false Internal Revenue Service records and paystubs. Separately, Lambert obtained a mortgage loan in her own name using the social security number of another individual.

Additionally, the investigation revealed that Juliette Leeseman, a licensed realtor, made false representations on the short sale of her primary residence, wherein she falsely certified that the sale of her property was an "arm's length transaction" when Leeseman sold the property to her domestic partner.

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office for the Middle District of Florida.

On July 21, 2021, Lambert was charged with one count of 18 U.S.C. § 1344 (Bank Fraud), one count of 18 U.S.C. § 1349 (Conspiracy), and one count of 18 U.S.C. § 1028A (Identity Theft). On August 27, 2024, the indictment was dismissed.

Case No.: I-19-0746
Prepared by: [Redacted] Special Agent
Approved by: [Redacted] SAC
Region: Southeast
Date of Report: October 31, 2024

On October 9, 2019, Leeseman was charged with one count of 18 U.S.C. § 1014 (False Statements on a Loan Application). On November 19, 2019, Leeseman pled guilty to the charge. On April 13, 2021, Leeseman was sentenced to two months of incarceration, five years of supervised release, and ordered to pay \$121,452.78 in restitution. A forfeiture order in the amount of \$121,452.78 was also ordered.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Freddie Mac Employee, Dual Employment, VA

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG identified that Freddie Mac employee (b)(6); (b)(7)(C) was dually employed by Freddie Mac and the (b)(6); (b)(7)(C). It was further alleged that (b)(6); (b)(6); (b)(7)(C) was (b)(6); (b)(7)(C).

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of the investigation was to determine (b)(6); employment activity with Freddie Mac, other employers and whether any outside employment was reported or resulted in a loss to Freddie Mac.

Summary of Investigation

During the investigation, subpoenas were issued, records were obtained and reviewed to include employment/payroll records, bank/financial documents and telephone/email communications. Field interviews were conducted and memorialized.

Prosecution Disposition

(b)(5)

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Case No.: I-25-0995

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6);

Region: Southeast

Date of Report: April 25, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Igor Shushpanov; Bankruptcy Fraud, FL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that a bankruptcy debtor engaged in a credit card kiting scheme and attempted to use the bankruptcy system to discharge the debts incurred from the scheme. After the bankruptcy filing, the debtor allegedly purchased an 8-plex multi-family property with funds hidden from the U.S. Trustee's Office.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation violated 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, FHFA-OIG issued subpoenas to obtain financial records, closing files, bankruptcy documents, and other documents. The documents were received, analyzed, and summarized.

The investigation and review of records revealed that the debtor was engaged in check kiting. The debtor had credit cards and personal lines of credit exceeding maximum allowable credit limits. The debtor attempted to discharge those lines of credit in bankruptcy.

Prosecution Disposition

This case was prosecuted by the United States Attorney's Office, Middle District of Florida.

On September 20, 2024, Igor Shushpanov was charged with one count of 18 U.S.C. § 1344 (Bank Fraud). On November 14, 2024, Shushpanov pleaded guilty. On March 4, 2025, Shushpanov was sentenced to (15) months confinement, (5) years on supervised release and ordered to pay \$407,398.04 in restitution. He was also ordered to forfeit \$303,093.26.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does

Case No.: I-24-0978
Prepared by: (b)(6); (b)(7)(C), Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Southeastern Region
Date of Report: April 8, 2025

not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Silvergate Bank; Bank Fraud (FHLB-SF); CA

Type of Investigation: Criminal

Basis for Investigation

This office received information about Silvergate Bank increasing their draw from the Federal Home Loan Bank of San Francisco following the collapse of (b)(6); (b)(7)(C) a customer of Silvergate Bank).

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The investigation focused on allegations of Silvergate Bank not adhering to the Bank Secrecy Act and to determine if the allegations constituted a violation of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, investigators obtained and reviewed documents. Interviews were conducted and memorialized.

Prosecution Disposition

(b)(5)

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Case No.: I-23-0936

Prepared by: SSA (b)(6); (b)(7)(C)

Approved by: SAC (b)(6); (b)(7)(C)

Region: Western

Date of Report: 7/8/25



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: SBA Loans to Purchase GSE Mortgaged Properties

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated based on information alleging that an individual fraudulently purchased a property with funds obtained from the Small Business Administration's (SBA) Paycheck Protection Program (PPP) and Economic Injury Disaster Loan (EIDL) program.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation constituted violations of 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During this investigation, records were obtained and reviewed to include a loan file. A review of the records revealed that the borrower, Yuri Khatchikyan, used PPP and EIDL loan funds to purchase a property.

Prosecution Disposition

This investigation was prosecuted by the United States Attorney's Office, Central District of California.

On March 29, 2024, Khatchikyan was charged by Indictment with 18 U.S.C. § 1343 (Wire Fraud) On December 19, 2024, he pled guilty as charged. On April 18, 2025, Khatchikyan was sentenced UNDER SEAL.

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Case No.: I-23-0934
Prepared by: Special Agent (b)(6);
Approved by: Special Agent in Charge (b)(6); (b)(7)(C)
Region: Western
Date of Report: May 5, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: SBA -Mortgage Loan Scheme-Kern County, CA

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated based on information alleging that individuals fraudulently purchased properties with funds obtained from the Small Business Administration's (SBA) Paycheck Protection Program (PPP) and Economic Injury Disaster Loan (EIDL) program. It was further alleged that properties were being used to illegally cultivate marijuana.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1341 (Mail Fraud) and 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During this investigation, records were obtained and reviewed to include loan files. A review of the records revealed that there was no indication that the borrowers used PPP and/or EIDL loan funds to purchase the properties.

Prosecution Disposition

(b)(5)

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Case No.: I-23-0925
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Western Region, Los Angeles Field Office
Date of Report: April 28, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: James Bergeron; COVID PPP and RRF Fraud; TX

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated based on information alleging that James Bergeron (Bergeron) used false information to apply for Small Business Administration (SBA) Paycheck Protection Program (PPP) loans, an SBA Restaurant Revitalization Fund (RRF) grant, and used the proceeds on personal expenditures.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 U.S.C. §1014 (Loan Application Fraud), 18 U.S.C. §1343 (Wire Fraud), 18 U.S.C. §1344 (Bank Fraud), and 18 U.S.C. § 1956 and § 1957 (Money Laundering).

Summary of Investigation

The investigation included obtaining and analyzing records from financial institutions, payroll companies, automobile dealerships, telecommunication companies, government agencies, real estate and title companies, and other business entities. Interviews were conducted of the subject and witnesses.

The investigation determined that Bergeron fraudulently applied for 32 PPP loans and 1 RRF grant for approximately \$22,900,000; thus, received approximately \$5,750,000 in funds which he spent on personal expenditures.

Prosecution Disposition

This investigation was prosecuted by the United States Attorney's Office, Western District of Texas.

On November 15, 2023, Bergeron was indicted and charged with 18 U.S.C. §1014 (Loan Application Fraud), 18 U.S.C. §1343 (Wire Fraud), and 18 U.S.C. § 1956 and § 1957 (Money Laundering).

Case No.: I-23-0922

Prepared by: [redacted] Senior Special Agent
Approved by: [redacted] Special Agent-in-Charge

Region: Central

Date of Report: July 02, 2025

On February 5, 2025, Bergeron pled guilty to one count of wire fraud. On April 7, 2025, Bergeron passed away. On May 15, 2025, the indictment was dismissed.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Securities Fraud; DOJ (Fraud Section)

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG was contacted by DOJ's Fraud Section regarding (b)(6); (b)(7)(C) an online mortgage originator. Information was received that its Chief Executive Officer, (b)(6); (b)(7)(C) used doctored financials to obtain funding for his company and may have misappropriated funds for his personal gain.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

It was alleged by the former COO that (b)(6); (b)(7)(C) provided intentionally misleading financial statements and other false or fraudulent information to investors in preparing to take his company public in 2021.

The investigation was initiated to determine if any of the following statutes were violated: 18 U.S.C. § 1341 (Mail Fraud), 18 U.S.C. § 1343 (Wire Fraud), and 18 U.S.C. § 1014 (Mortgage Fraud).

Summary of Investigation

The Fraud Section partnered with the United States Attorney's Office for Northern District of California (USAO-NDCA) to conduct its inquiry. During this investigation, records were obtained and analyzed to include records from related court proceedings pertaining to (b)(6); (b)(7)(C) and (b)(6); (b)(7)(C). In addition, field interviews were conducted and memorialized.

Prosecution Disposition

(b)(5)

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Case No.:	I-23-0919
Prepared by:	SA (b)(6); (b)(7)(C)
Approved by:	SAC (b)(6); (b)(7)(C)
Region:	Northeast
Date of Report:	May 24, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Apex Title Agency – Dora Martinez; Bank Fraud; FL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that a Florida title agent failed to use the loan proceeds from a mortgage loan refinance to pay off the existing mortgage loan.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation constituted violations of 18 U.S.C. § 1344 (Bank Fraud), 18 U.S.C. § 1341 (Mail Fraud), or 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During the investigation, document requests were issued, records were obtained and analyzed. Subpoenas were issued to lenders and financial institutions. The subpoena productions were reviewed and analyzed. Open-source record searches were conducted and reviewed. Numerous witnesses were interviewed.

The investigation revealed that Dora Martinez, a title agent, participated in fraudulent real estate transactions where she made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and various private mortgage lenders to fraudulently induce them into approving mortgages and lending money. Several of the loans obtained by Martinez were GSE-related.

Martinez fraudulently applied for and processed a mortgage refinancing loan for herself. Upon receiving the new loan proceeds as the settlement agent, Martinez failed to satisfy the existing mortgage and diverted the proceeds from the new loan for her own personal use.

Case No.: I-23-0918
Prepared by: (b)(6); [redacted], Special Agent
Approved by: (b)(6); (b)(7)(C), Special Agent in Charge
Region: Southeast
Date of Report: April 17, 2025

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office, Southern District of Florida.

On November 17, 2023, Dora Martinez was charged with two counts of 18 U.S.C. § 1344 (Bank Fraud). On March 4, 2024, Martinez pleaded guilty. On May 22, 2024, Martinez was sentenced to (36) months imprisonment and (5) years on supervised release. On October 30, 2024, Martinez was ordered to pay \$5,723,278.55 in restitution.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Marvin Reed, PPP Loan Fraud; GA

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that an individual provided false statements to various financial institutions to fraudulently obtain Paycheck Protection Program (PPP) loans as part of the Small Business Administration (SBA), Coronavirus Aid, Relief and Economic Securities (CARES) Act.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted a violation of 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During the investigation, subpoenas were issued to obtain financial records, loan files, business records, e-mail subscriber information and wage information. The documents were received, analyzed and summarized. Interviews of witnesses were conducted and memorialized.

The investigation revealed that Marvin Reed applied for PPP loans and the applications contained false statements and misrepresentations regarding businesses. These businesses did not have employees and were only shell companies being used to obtain PPP loans. Reed was interviewed and admitted that he fraudulently obtained loans guaranteed by the SBA, CARES Act.

Prosecution Disposition

The case was prosecuted by the United States Attorney’s Office, Northern District of Illinois.

On September 24, 2024, Marvin Reed was indicted on fifteen counts of wire fraud. On April 1, 2025, Reed pleaded guilty to one count of wire fraud. On July 15, 2025, Reed was sentenced to 14 months of incarceration, 18 months of supervised release, 200 hours of community service, ordered to pay \$763,643.68 in restitution and forfeit \$760,643.

Case No.: I-22-0908

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6); (b)(7)(C)

Region: Southeast

Date of Report: August 11, 2025

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: BancFirst, John Padilla, Bank Fraud, Oklahoma

Type of Investigation: Criminal Investigation

Basis for Investigation

This investigation was initiated based on a referral from the Federal Deposit Insurance Corporation, Office of Inspector General (FDIC-OIG) alleging that BancFirst Vice President and Loan Officer John Padilla originated over \$2.2 million in loans, containing misrepresentations, for his associates and received proceeds from the loan amount. BancFirst is a member of the FHLB – Topeka.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 USC § 1344 (Bank Fraud) or other related federal statutes.

Summary of Investigation

This investigation included obtaining and reviewing records from BancFirst and various other financial institutions to include conducting field interviews. The investigation revealed that Padilla diverted over \$1 million in loan proceeds derived from loans he approved for his associates and other borrowers. The proceeds were used for Padilla's own personal use. The investigation also revealed that Padilla used false information, such as listed collateral, to qualify borrowers for loans. The fraudulent conduct resulted in over \$1.6 million in charge-offs by BancFirst.

Prosecution Disposition

This investigation was prosecuted by the United States Attorney's Office, Western District of Oklahoma.

On May 7, 2024, Padilla was charged by Information with 18 USC § 1344 (Bank Fraud). On June 17, 2024, Padilla pleaded guilty as charged. On December 13, 2024, Padilla was sentenced to 16 months imprisonment and ordered to pay \$1,092,135.50 in restitution.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-22-0907

Prepared by: SA (b)(6); (b)(7)(C)

Approved by: SAC (b)(6);

Region: Central

Date of Report:



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) PPP loan fraud; Chicago, IL

Type of Investigation: Criminal Investigation

Basis for Investigation

This investigation was initiated pursuant to information received from the U.S. Department of Justice alleging Paycheck Protection Program (PPP) fraud involving (b)(6); (b)(7)(C) an (b)(6); (b)(7)(C) in Chicago, Illinois.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of this investigation was to determine if the alleged activity violated 18 U.S.C. § 1343 (Wire Fraud) or 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

This investigation involved obtaining and reviewing records from financial institutions, SBA, community lenders, borrowers, and conducting field interviews.

Prosecution Disposition

(b)(5)

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Case No.: I-21-0875	(b)(6); (b)(7)(C)
Prepared by: SA (b)(6); (b)(7)(C)	
Approved by: SAC (b)(6); (b)(7)(C)	
Region: Central	
Date of Report: 2025	



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Paycheck Protection Program Fraud; AL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information that a business owner applied for a Paycheck Protection Program (PPP) loan using fraudulent supporting documentation.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of the investigation was to determine if the allegation constituted a violation of 18 U.S.C. § 1344 (Bank Fraud) or 18 U.S.C. § 1341 (Wire Fraud).

Summary of Investigation

During this investigation, subpoenas were issued, records were obtained and reviewed. Individual and business inquiries were conducted through law enforcement and public indices. Interviews were conducted and investigative techniques were utilized.

The investigation revealed that (b)(6); (b)(7)(C) owner of (b)(6); (b)(7)(C) assisted by an associate Anthony Lee, applied for a PPP loan on behalf of (b)(6); . The PPP loan application was submitted by person(s) unknown to (b)(6); and funds were deposited to an (b)(6); owned bank account. Lee directed (b)(7)(C) to deny having records in response to a subpoena, knowledge that the PPP application contained false information, instructed him not to reveal his name (Lee) and that he was the source of PPP related emails to law enforcement.

Prosecution Disposition

The case was prosecuted by United States Attorney's Office, Main Justice, in the Southern District of Florida.

On January 19, 2023, Anthony Lee was charged with 18 U.S.C. § 1512(b)(3) (Witness Tampering) and 18 U.S.C. § 1505 (Obstruction). On March 3, 2023, Lee pleaded guilty to witness tampering. On May 12, 2023, Lee was sentenced to (5) months imprisonment, and (3) years supervised release.

Case No.: I-20-0840
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); Special Agent in Charge
Region: Southeast
Date of Report: June 6, 2025

Case Title: (b)(6); (b)(7)(C)
Case No.: I-20-0840

Paycheck Protection Program Fraud; AL

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Eddy Blizzard; Embezzlement; USAO-MD (Baltimore)

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging fraudulent activity perpetrated by former Financial Advisor, Eddy Blizzard. Blizzard, allegedly embezzled over \$1,000,000 from various deposit and financial accounts; to include causing a loss to Fannie Mae.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. §1028A (Aggravated Identity Theft); 18 U.S.C. § 1343 (Wire Fraud) and 18 U.S.C. § 1344 (Bank Fraud)

Summary of Investigation

During the course of this investigation, various records were obtained and analyzed, to include email records and financial documents belonging to the victim and Blizzard; plus, numerous field interviews were conducted and documented. The investigation determined that Blizzard fraudulently obtained and used the victim's money for personal use; thus, causing the victim's home to go into foreclosure.

Prosecution Disposition

This case was prosecuted by the United States District Court, District of Maryland.

On April 13, 2022, Eddy Blizzard was charged by Indictment with 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1028(A) (Aggravated Identity Theft). On December 19, 2023, Blizzard pled guilty to 18 U.S.C. § 1344 (Bank Fraud). On April 30, 2024, Blizzard was sentenced to 42 months incarceration, two years supervised release and ordered to pay restitution in the amount of \$1,037,719.32.

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Case No.: I-20-0836
Prepared by: (b)(6); [redacted] Special Agent
Approved by: (b)(6); (b)(7)(C) [redacted] Special Agent in Charge
Region: Southeast
Date of Report: June 4, 2024



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Bank Fraud; AL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that a (b)(6) Vice President was engaged in self-dealing of loans to a company owned by him. Loans were obtained for single family residences in the name of straw-buyers. The Vice President's company, (b)(6); (b)(7)(C) was listed on the deeds but not disclosed during the underwriting process.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of this investigation was to determine if the allegations were in violation of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, document demands ad subpoenas were issues, records were obtained and analyzes. Interviews were conducted, and memorialized. A digital analysis of a phone was completed.

Prosecution Disposition

(b)(5)

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Case No.: I-19-0786

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6); (b)(7)(C)

Region: Southeastern Region

Date of Report: April 28, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Wire Fraud, MD

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that two settlement agents were involved in a scheme to defraud buyers and sellers of real property by inflating or creating false settlement fees and diverting those funds for their own use.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of the investigation was to determine if the allegation violated 18 U.S.C. §1349 (Conspiracy to Commit Wire) and 18 U.S.C. §1343 (Wire Fraud).

Summary of Investigation

During the investigation, FHFA-OIG issued subpoenas to obtain financial records, closing files and other documents. The documents were received, analyzed, and summarized. Additionally, interviews of witnesses and other relevant individuals were conducted and memorialized.

The investigation revealed, Brian Steuart and Jamie Alford were agents for a title and settlement company which closed real estate transactions for properties. Steuart and Alford embezzled funds from unsuspecting clients during real estate closings by inflating or adding unnecessary fees, taxes or created false entries on settlement documents. In addition, both falsified settlement statements and altered/ fabricated bank statements to conceal their scheme.

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office, District of Maryland.

On March 18, 2021, a Criminal Complaint was filed charging Steuart and Alford with 18 U.S.C. § 1349 (Conspiracy to Commit Wire fraud).

On August 5, 2022, Alford was charged by Information with conspiracy to commit wire fraud. On September 19, 2022, Alford pled guilty as charged. On November 1, 2023, Alford was sentenced to time served, 18 months supervised release and ordered to pay \$622,490.15 in restitution.

Case No.: I-19-0766 (b)(6); (b)(7)(C)
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Southeastern Region
Date of Report: February 11, 2025

Case Title: (b)(6); (b)(7)(C)

Case No.: I-19-0766

On March 29, 2023, Steuart was charged by Information with conspiracy to commit wire fraud. Upon Steuart's death, the charges were dismissed.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Lopez, German ET.AL. (b)(6); (b)(7)(C) Origination Fraud; CA

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received alleging that (b)(6); (b)(7)(C) fraudulently originated mortgage loans. It was further alleged that Loan Officers (b)(6); and Lisa Marie Santos and Realtor German Antonio Lopez-Velasquez were involved with fabricating documents to originate the fraudulent loans.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 371 (Conspiracy).

Summary of Investigation

During this investigation, records were obtained and reviewed to include loan files. Numerous interviews of homeowners were conducted. The investigation revealed that Realtors German Antonio Lopez-Velasquez and Marko Antonio Lopez along with Loan Officer Lisa Marie Santos worked together to originate fraudulent mortgage loans; thus, qualifying borrowers for loans otherwise not entitled to them.

Prosecution Disposition

This case was prosecuted by the United States Attorney's Office, Eastern District of California.

On July 28, 2022, German Antonio Lopez-Velasquez, Lisa Marie Santos, and Marko Antonio Lopez were charged with 18 U.S.C. § 1349 (Conspiracy to Commit Bank Fraud), 18 U.S.C. § 1344 (Bank Fraud), and 18 U.S.C. § 1512(b)(3) (Witness Tampering).

On January 16, 2024, Marko Antonio Lopez pled guilty to bank fraud. On April 1, 2024, Lopez was sentenced to 36 months of supervised released.

Case No.: I-19-0763
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Western Region, Los Angeles Field Office
Date of Report: May 29, 2025

On May 13, 2024, Lisa Marie Santos pled guilty to conspiracy to commit bank fraud. On September 30, 2024, Santos was sentenced to 24 months of supervised released and ordered to pay \$10,000 fine.

On May 20, 2024, German Lopez-Velasquez pled guilty to conspiracy to commit bank fraud. On November 18, 2024, Lopez-Velasquez was sentenced to 18 months incarceration, 36 months of supervised release, and ordered to pay \$100,000 fine.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6) LLC; (b)(6); (b)(7)(C) Fraud, AL

Type of Investigation: Criminal

Basis for Investigation

The (b)(6); (b)(7)(C) identified subjects that knowingly made, or caused to be made, false Outstanding Transactions Certifications on Veterans Rehabilitation Product and the Returning Veterans Rehabilitation Product.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, document demands and subpoenas were issued, records were obtained and analyzed. Interviews were conducted, and memorialized.

Prosecution Disposition

(b)(5)

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Case No.: I-19-0759

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6); (b)(7)(C)

Region: Southeast Region

Date of Report: April 28, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C), Phishing/Email Compromise,
Washington DC Area

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received alleging that individuals may have compromised the (b)(6); (b)(7)(C), a real estate multiple listing service located in (b)(6); (b)(7)(C). A compromise of this third-party system could cause a significant cyber-security risk to the Government Sponsored Enterprises (GSEs).

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

This investigation focused on allegations of 18 U.S.C. § 1349 (Conspiracy and Attempt to Commit Wire Fraud); 18 U.S.C. § 1037 (Conspiracy to Engage in Fraud Related Activity Using Email); 18 U.S.C. § 1028A (Aggravated Identity Theft); and 18 U.S.C. § 2 (Aiding and Abetting).

Summary of Investigation

During the investigation, interviews were conducted, subpoenas were issued, and bank, real estate, financial records, and documents received from a (b)(7)(E) (b)(7)(E) were received and analyzed. Search and seizure warrants were issued and executed.

This investigation resulted in the filing of a criminal complaint and arrest warrants issued for four subjects located outside the United States.

Prosecution Disposition

On June 8, 2021, the United States Attorney's Office for the District of Maryland charged Olanrewaju Oyefeso, Adebanke Oyefeso, Ibrahim Yarima, and Odulate Musbau by criminal complaint with violations of Conspiracy and Attempt to Commit Wire Fraud, Conspiracy to Engage in Fraud Related Activity Using Email, Aggravated Identity Theft, and Aiding and Abetting.

Case No.: I-16-0611
 Prepared by: Special Agent (b)(6);
 Approved by: Special Agent in Charge (b)(6);
 Region: Cyber Investigations Unit
 Date of Report: June 11, 2025

Case Title: (b)(6); (b)(7)(C), Phishing/Email Compromise, (b)(6);
(b)(7)(C) Area
Case No.: I-16-0611

On December 10, 2024, the case was declined, citing statute of limitations and unknown location of defendants.

On January 22, 2025, the complaint was dismissed without prejudice.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Karan, Jyothsna et al.; Short Sale Fraud; CA

Type of Investigation: Criminal

Basis for Investigation

This office received information that Jyothsna Karan and others were allegedly committing short sale fraud. Karan was the owner and broker for Royal Realty in Modesto, CA.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

Karan and others allegedly listed properties for short sale then used aliases or companies under their control to buy short sale properties at a discount without notifying lenders of the non-arm's length transaction.

The focus of the investigation was to determine if the allegation constituted a violation of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

Investigators reviewed documents and conducted interviews leading to the indictment of seven individuals. This investigation determined that the defendants conspired to defraud mortgage lending companies and financial institutions by making false statements on loan applications and short-sale applications to obtain properties under their names and the names of others.

Prosecution Disposition

This case was prosecuted by the United States Attorney's Office, Eastern District of California.

On June 25, 2015, Jyoteshna Karan, Praveen Singh, Phul Singh, Sunita Singh, Nani Isaac, Martin Bahrami, and Mahendra Prasad were indicted and charged with 18 U.S.C. § 1349 (Conspiracy to Commit Mail and Bank Fraud), 18 U.S.C. § 1341 (Mail Fraud), 18 U.S.C. § 1014 (False Statements to Bank) and 18 U.S.C. § 982 (Criminal Forfeiture).

Martin Bahrami

On November 16, 2015, Bahrami pleaded guilty to making false statements to a bank. On October 15, 2019, he was sentenced to 1 day confinement, 24 months supervised release, and forfeited \$319,085.

Case No.: I-14-0397
Prepared by: SSA (b)(6); (b)(7)(C)
Approved by: SAC [redacted]
Region: Western
Date of Report: June 27, 2025

Nani Isaac

On July 26, 2019, Isaac pleaded guilty to making false statements to a bank. On November 4, 2019, she was sentenced to time served and 24 months supervised release.

Jyoteshna Karan

On July 29, 2019, Karan pleaded guilty to conspiracy to commit bank fraud. On March 31, 2025, she was sentenced to 40 months confinement, 36 months supervised release, ordered to pay \$3,017,286 in restitution, jointly and severally with co-defendants Praveen Singh (\$2,689,286) and Mahendra Prasad (\$328,000), and \$3,017,386 in forfeiture.

Mahendra Prasad

On May 22, 2017, Prasad pleaded guilty to mail fraud. On August 14, 2017, he was sentenced to 15 months confinement, 60 months supervised release, ordered to pay \$328,000 in restitution, jointly and severally with co-defendants Jyoteshna Karan and Praveen Singh, and \$328,000 in forfeiture.

Praveen Singh

On July 15, 2019, Singh pleaded guilty to conspiracy to commit bank fraud. On March 31, 2025, he was sentenced to 24 months confinement, 36 months supervised release, ordered to pay \$3,017,286 in restitution, jointly and severally with co-defendants Jyoteshna Karan (\$3,017,286) and Mahendra Prasad (\$328,000), and \$3,017,386 in forfeiture.

Phul Singh – case dismissed.

Sunita Singh – charges dropped.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Christopher Goodson, Anthony Garvin et al.; Short Sale Fraud; NJ

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received from the Federal Bureau of Investigation alleging that a New Jersey attorney and others conspired to purchase and resell homes through fraudulently obtained short sales.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

Christopher Goodson, a New Jersey Attorney; Anthony Garvin, a real estate investor; and Goodson’s employees Kareem Jeter and Christopher Baker conspired to take part in a short sale and Home Equity Line of Credit (HELOC) fraud scheme. The conspirators allegedly obtained properties through fraudulent short sales and then resold the properties at an inflated price to buyers who then submitted fraudulent mortgage applications to lenders and the GSEs.

The investigation was initiated to determine if any of the following statutes were violated: 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1349 (Bank Fraud Conspiracy).

Summary of Investigation

During the investigation interviews were conducted, subpoenas were issued, and various financial records were obtained and analyzed. A search warrant was executed at the Law Office of Christopher Goodson.

The investigation determined that Goodson and the others conspired to defraud lenders through an illegal short sale scheme and fraudulently obtained properties at below-market rates. The properties were then “flipped” and sold to borrowers whom the conspirators assisted by fraudulently obtaining mortgages based on misrepresentations. Further, the conspirators fraudulently obtained multiple HELOC loans, on the same properties, without informing the lenders of other pre-existing HELOC loans.

Prosecution Disposition

The case was accepted for prosecution by the United States Attorney’s Office, District of New Jersey.

Case No.: I-17-0645
Prepared by: Special Agent (b)(6);
Approved by: Special Agent in Charge (b)(6); (b)(7)(C)
Region: Northeast
Date of Report: July 12, 2024

Christopher J. Goodson

On November 15, 2017, Goodson was charged by Complaint charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On September 28, 2018, Goodson pled guilty to a one count Criminal Information charging him with conspiracy to commit bank fraud. On September 7, 2023, Goodson was sentenced to 20 months imprisonment, and two years' supervised release. On November 16, 2023, Goodson was ordered to pay \$325,750 in restitution, of which \$174,000 is joint and several with Karen T. Jeter.

Anthony Garvin

On November 15, 2017, Garvin was charged by Complaint charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On January 11, 2019, Garvin was charged by Indictment with conspiracy to commit bank fraud and bank fraud. On December 2, 2022, Garvin pled guilty to the Superseding Indictment charging him with one count of conspiracy to commit bank fraud and four counts of bank fraud. On September 11, 2023, Garvin was sentenced to 24 months in prison, and three years' supervised release. On November 16, 2023, Garvin was ordered to pay restitution in the amount of \$441,344.24 joint and several with Christopher Baker.

Kareen Jeter

On December 8, 2020, Jeter pled guilty to an Information charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On September 7, 2023, Jeter was sentenced to two years supervised release. On November 29, 2023, Jeter was ordered to pay restitution in the amount of \$545,344 of which \$174,000 is joint and several with Christopher Goodson.

Christopher Baker

On June 22, 2021, Baker pled guilty to an Information charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On September 7, 2023, Baker was sentenced to two years supervised release, and ordered to pay restitution in the amount of \$441,344.24 joint and several with Anthony Garvin.

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From: (b)(6):
Sent: Fri, 29 Aug 2025 19:09:05 +0000
To: (b)(6); (b)(7)(C)
Cc:
Subject: FW: Title Agent Referral For Administrative Action
Attachments: 2023 11 17 INFORMATION Dora Ameneiro Martinez.pdf, 2024 05 23 PRESS RELEASE Dora Martinez.pdf, 2024 10 30 AMENDED JUDGMENT Dora Martinez (Restitution).pdf

From: (b)(6); (b)(7)(C)@fhfaoig.gov>
Sent: Tuesday, June 10, 2025 4:49 PM
To: (b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)@fhfaoig.gov>
Subject: Title Agent Referral For Administrative Action

Hello,

I am referring a title agent to your agency for whatever administrative action deemed appropriate. My agency investigated her and she was charged, pled, and sentenced to a term of imprisonment.

Below is a summary of the investigation and attached are the charging document and judgment in her case.

Dora Ameneiro Martinez (b)(6); (b)(7)(C) is a licensed title agent in the State of Florida and owner of Apex Title Agency (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned, and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they were in first position and their mortgages were secured by unencumbered property. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan and, upon receipt of the new refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if it knew Martinez was not going to immediately pay off the existing mortgage. The lender relied on Martinez to pay off the existing mortgage to be in first position.

In November 2023, Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344).

In March 2024, Martinez pled guilty to Count 1 of the Information.

In May 2024, Martinez was sentenced to 36 months of imprisonment followed by 60 months of supervised release. Restitution was determined in October 2024.

Please contact me if you need anything else.

Thank you,

(b)(6);
(b)(7)(C)

Special Agent
Federal Housing Finance Agency – Office of Inspector General
501 E Polk Street, Suite 600
Tampa, Florida 33602

Office: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C) @fhfaog.gov



OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

December 8, 2023

Via Email and Federal Express

(b)(6); (b)(7)(C)

Acting Associate Commissioner
Maryland Insurance Administration
200 St Paul Street
Suite #2700
Baltimore, MD 21202

RE: Jamie Lynn Alford

Producer License (b)(6);

Dear (b)(6):

The purpose of this memorandum is to refer Jamie Lynn Alford, a former settlement agent, to your agency for administrative review following her guilty plea to the charge of Conspiracy to Commit Wire Fraud Affecting a Financial Institution, a felony, in the United States District Court for the State of Maryland. According to a search of your agency website, Alford is listed as holding an “inactive” producer’s license.

On March 21, 2021, Alford was charged through a criminal complaint which alleged that between at least August 2011 through May 2016, Alford and a co-conspirator participated in a scheme to siphon off a portion of closing funds they collected while acting as settlement agents in certain real estate transactions.

On September 19, 2022, Alford pled guilty to a Criminal Information filed in the United States District Court in Greenbelt, Maryland charging her with one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution. Attached is the Criminal Information to which Alford pled and a copy of the press release issued by the United States Attorney’s Office in reference to her March 2021 charges.

On November 1, 2023, Alford was sentenced to time served, 18 months of supervised release and ordered to pay \$662,490.15 in restitution to the victims.

According to the email address for Alford in the producer search on your website and an internet search for Alford, Alford’s possible current or last employment may be (b)(6); (b)(7)(C). I have included a copy of the producer search from your website and of the BIO page for Alford on (b)(6); (b)(7)(C) website.

12/8/23

2

Please let me know what, if any, action your office will take in light of Alford's criminal conviction. If you need any additional documentation or information relating to the conduct involved in our criminal investigation, please let me know. I can be reached at (b)(6); (b)(7)(C) or (b)(6); (b)(7)(C) @fhfaoig.gov. Thank you for your time.

Sincerely

(b)(6); (b)(7)(C)

Special Agent
FHFA-OIG

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Department of Justice

U.S. Attorney's Office

District of Maryland

FOR IMMEDIATE RELEASE

Friday, March 26, 2021

Former Southern Maryland Settlement Agents Facing Federal Charges for Embezzling Funds from Unsuspecting Clients

Allegedly Inflated or Invented Fees or Taxes and Created Forged or Altered Settlement Documents, Bank Statements, and Checks

Greenbelt, Maryland – A federal criminal complaint has been filed charging Brian Edward Steuart, age 52, of Huntingtown, Maryland, and Jamie Lynn Alford (formerly known as Jamie Lynn Steuart), age 44, of Port Republic, Maryland, with conspiracy to commit wire fraud affecting a financial institution, in connection with an alleged scheme to siphon off a portion of closing funds they collected while acting as settlement agents in certain real estate transactions. The criminal complaint was filed on March 18, 2021, and was unsealed at the defendant's initial appearance today.

The criminal complaint was announced by Acting United States Attorney for the District of Maryland Jonathan F. Lenzner; Special Agent in Charge Mark P. Higgins of the Federal Housing Finance Agency (FHFA), Office of Inspector General (OIG); and Acting Special Agent in Charge Shawn Rice of the Department of Housing and Urban Development (HUD), Office of Inspector General (OIG).

According to the affidavit filed in support of the criminal complaint, Steuart and Alford were husband and wife from June 2008 until September 2017. Beginning in August 2011, Steuart and Alford were settlement agents for Company 1, a title and settlement company located in Prince Frederick, Maryland, which closed real estate transactions for properties in Maryland and Virginia. Steuart and Alford were responsible for closing mortgage loans used to purchase or refinance properties, reviewing property titles, issuing title insurance, facilitating closings, and ensuring that the land records were properly filed and recorded. Steuart and Alford also had a fiduciary duty to all parties involved in each real estate transaction, including to accurately account for, collect, and disburse settlement funds from the seller, the buyer, and the lender, in order to close a transaction.

The affidavit alleges that Steuart and Alford violated their fiduciary duty by embezzling funds from unsuspecting clients during real estate closings from at least 2011 to 2017, from both buyers and sellers, from Company 1, and even from a deceased seller's estate. The fraud was typically accomplished by inflating or inventing various fees or taxes, creating false entries in settlement documents, and creating forged or altered checks. Steuart and Alford allegedly wrote checks to themselves, wrote checks payable to each other, or were jointly made the payee on checks. The affidavit alleges that the defendants deposited the fraudulently obtained funds directly into joint accounts for the benefit of both of them.

According to the affidavit, in order to conceal their fraudulent activities from individuals inside and outside Company 1, Stuart and Alford falsified the settlement statements and altered or fabricated bank statements. The fabricated bank statements allegedly had beginning and ending balances that were significantly lower than the true amounts according to the actual bank records. In addition, information such as the date or amount for deposits, withdrawals, credits, or checks were allegedly also inaccurate and there were checks added or missing in some of the fabricated statements.

As detailed in the affidavit, between 2011 and 2017 Stuart received a total of \$735,825.63 from Company 1—both lawfully and unlawfully. However, he allegedly reported his salary to the State of Maryland for that time period to be only \$208,168.50. Between 2011 and 2016 Alford allegedly received a total of \$653,537.91 from Company 1 for all sources—both lawful and unlawful. However, she allegedly reported her salary to the State of Maryland for that time period to be only \$302,462.50.

If convicted, Stuart and Alford each face a maximum sentence of 30 years in federal prison for wire fraud affecting a financial institution. Actual sentences for federal crimes are typically less than the maximum penalties. A federal district court judge will determine any sentence after taking into account the U.S. Sentencing Guidelines and other statutory factors. At today's initial appearance in U.S. District Court in Greenbelt, U.S. Magistrate Judge Timothy J. Sullivan ordered that the defendants be released pending trial.

A criminal complaint is not a finding of guilt. An individual charged by criminal complaint is presumed innocent unless and until proven guilty at some later criminal proceedings.

Acting United States Attorney Jonathan F. Lenzner commended the FHFA OIG and the HUD OIG for their work in the investigation and thanked the Calvert County Sheriff's Office, the Maryland State Police, and the Anne Arundel County Police Department for their assistance. Mr. Lenzner thanked Assistant U.S. Attorneys Michael Morgan and Erin B. Pulice, who are prosecuting the case.

For more information on the Maryland U.S. Attorney's Office, its priorities, and resources available to help the community, please visit www.justice.gov/usao/md.

###

Topic(s):

Financial Fraud

Component(s):

USAO - Maryland

Contact:

Marcia Murphy
(410) 209-4854

Updated March 26, 2021

KOH
GMM USAO 2018R0892

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MARYLAND

UNITED STATES OF AMERICA

v.

JAMIE LYNN ALFORD,
a/k/a Jamie Lynn Steuart,

Defendant

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CRIMINAL NO. DLB02CRO77

(Conspiracy to Commit Wire Fraud
Affecting a Financial Institution,
18 U.S.C. § 1349, 18 U.S.C. § 1343;
Forfeiture, 18 U.S.C. § 982(a)(2) and
(b)(1), 21 U.S.C. § 853(p))

INFORMATION

COUNT ONE

(Conspiracy to Commit Wire Fraud Affecting a Financial Institution)

The United States Attorney for the District of Maryland charges that:

At all times relevant to this Information:

Introduction and Background

1. JAMIE LYNN ALFORD a/k/a Jamie Lynn Steuart ("ALFORD") and Brian Edward Steuart ("Steuart") were residents of Maryland.

2. Company 1 was a title and settlement company located in Prince Frederick, Maryland. Company 1 closed real property transactions for properties located in Maryland and Virginia. Steuart was the secretary of Company 1.

3. From at least August 2011 through at least May 2017, Steuart worked as a settlement agent at Company 1.¹ ALFORD worked as a settlement agent at Company 1 from at

¹ Throughout this Information, the term "settlement agents" may be referred to interchangeably as "title agents," "closing agents", or "escrow agents," and the term "settlement company" may be referred to interchangeably as a "title company" or "closing company."

least August 2011 until approximately May 2016. As part of their job responsibilities at Company 1, **Steuart** and **ALFORD** closed real property transactions for properties located in Maryland and Virginia. **Steuart** and **ALFORD** were responsible for closing mortgage loans used to purchase or refinance properties, reviewing property titles, issuing title insurance, facilitating closings, and ensuring that the land records were properly filed and recorded. **Steuart** and **ALFORD** also had a fiduciary duty to all parties involved in each real estate transaction, including the seller, the buyer, and the lender. As settlement agents, **Steuart** and **ALFORD** had a duty to accurately account for, collect, and disburse settlement funds from the seller, the buyer, and the lender, in order to close a transaction. **Steuart** and **ALFORD** were also responsible for disbursing those funds appropriately and as the parties to each transaction had agreed. In exchange for these duties, Company 1 paid **Steuart** and **ALFORD** wages out of Company 1's payroll and operating accounts.

4. Company 1 maintained two escrow accounts that held trust money. Company 1's escrow accounts should have been exclusively used to collect and disburse funds for real property transactions. Escrow Account #1 was a Company 1 escrow account used for properties located in the Commonwealth of Virginia. Escrow Account #2 was a Company 1 escrow account used for properties located in the State of Maryland. Company 1 maintained separate accounts to pay business expenses and employee salaries.

5. A settlement statement was a document that itemizes all charges imposed upon a borrower and seller in a real estate transaction. Settlement statements were legally required as part of every closing for real property transactions that involve financing. There were several types of settlement statements, including a HUD-1, a Closing Disclosure, and an ALTA Settlement Statement. The HUD-1 reflected all the monies collected from each side of a

transaction, the reason why the funds were collected, and to whom those funds will be paid by the settlement agent at closing. Industry-wide, the HUD-1 was replaced by the Closing Disclosure on October 3, 2015, in most types of mortgage transactions. The Closing Disclosure captured the same information as the HUD-1 and includes loan information on the borrower's version of the form.

6. Settlement agents, like **Steuart** and **ALFORD**, signed the settlement statements and any applicable addenda certifying that the settlement statements were a true and correct accounting of the funds that were received and have been or will be disbursed as part of that settlement. Some versions of the forms or their addenda also required settlement agents to certify that they have caused or will cause the funds to be disbursed in accordance with the settlement statement. Additionally, a warning was affixed under the signature lines on the settlement statements that stated that it is a crime to knowingly make false statements to the United States on a settlement statement or any other similar form.

7. For transactions that involve financing from a lender for the borrower, the lender submitted closing instructions to the settlement agent. The lender told the settlement agent how they are to conduct the settlement, collect and disburse the monies, and verify any necessary information or debts to pay off on behalf of the lender. Often the settlement agent was required to sign these instructions in order to certify that the settlement agent understands the instructions and that what the settlement agent provided in response to the instructions can be relied upon by the lender in determining whether to provide a mortgage loan and the amount of the loan. As part of the closing instructions, lenders typically required a copy of the final HUD-1 or Closing Disclosure prior to wiring any loan funds. Settlement agents typically submitted the final drafts of these documents by email or fax to the lender for approval.

The Conspiracy

8. Between in or around August 2011 and continuing until in or around December 2017, the defendant,

JAMIE LYNN ALFORD
a/k/a “**Jamie Lynn Stenart,**”

knowingly combined, conspired, confederated, and agreed with **Steuart** and other persons, known and unknown, to commit wire fraud affecting a financial institution, that is, to devise and intend to devise a scheme and artifice to defraud and to obtain money and property by means of materially false and fraudulent pretenses, representations, and promises (“the scheme to defraud”), and, for the purpose of executing and attempting to execute the scheme to defraud, to transmit and cause to be transmitted by means of wire communications, in interstate and foreign commerce, any writings, signs, signals, pictures and sounds, in violation of 18 U.S.C. § 1343.

Purpose of the Conspiracy

9. It was the purpose of the conspiracy for **Steuart** and **ALFORD** as settlement agents for Company 1 to embezzle client funds from Company 1’s escrow and operating accounts for their own personal purposes.

Manner and Means of the Conspiracy and Scheme to Defraud

It was part of the conspiracy and scheme to defraud that:

10. **Steuart** and **ALFORD** inflated or invented various fees or taxes, created false entries in the settlement documents, and created forged or altered checks.

11. **Steuart** and **ALFORD** thereafter faxed or emailed the settlement documents to financial institutions as part of the settlement process. The false entries on the settlement

documents were relied upon by financial institutions to issue mortgage loans, but for the wrong amounts.

12. **Steuart** and **ALFORD** caused the forged or altered checks to be drawn on Company 1's escrow and operating accounts and the funds to be subsequently deposited in accounts controlled by **Steuart** and **ALFORD**, or cashed.

18 U.S.C. § 1349

FORFEITURE ALLEGATION

The United States Attorney for the District of Maryland further finds that:

1. Pursuant to Federal Rule of Criminal Procedure 32.2, notice is hereby given to the defendant that the United States will seek forfeiture as part of any sentence in accordance with 18 U.S.C. § 982(a)(2) and (b)(1) and 21 U.S.C. § 853(p) in the event of the defendant's conviction of the offense charged in Count One of this Information.

Wire Fraud Forfeiture

2. Upon conviction of the offense charged in Count One of this Information, the defendant,

JAMIE LYNN ALFORD
a/k/a "Jamie Lynn Steuart,"

shall forfeit to the United States, pursuant to 18 U.S.C. § 981(a)(2) and 28 U.S.C § 2461(c), any property, real or personal, which constitutes or is derived from proceeds traceable to such offense, including but not limited to, a forfeiture money judgment in the amount of at least \$550,000 in U.S. Currency.

Substitute Assets

3. If, as a result of any act or omission of the defendant, any of the property described above as being subject to forfeiture:

- a. cannot be located upon the exercise of due diligence;
- b. has been transferred or sold to, or deposited with, a third person;
- c. has been placed beyond the jurisdiction of the Court;
- d. has been substantially diminished in value; or
- e. has been commingled with other property which cannot be divided without difficulty.

it is the intent of the United States, pursuant to 21 U.S.C. § 853(p), as incorporated by 18 U.S.C. § 982(b)(1), to seek forfeiture of any other property of the defendant up to the value of the forfeitable property described above.

18 U.S.C. § 981(a)(2) and (b)(1)
21 U.S.C. § 853(p)

Date: August 5, 2022


Erek L. Barron
United States Attorney

Information Report

Name: Jamie L. Alford

Business Address Line 1: (b)(6); (b)(7)(C)

Business Address Line 2:

Business City, State Zip: CROFTON, MD 211142457

Business Email: (b)(6); (b)(6); (b)(7)(C)

Business Phone Number: (b)(6):

Licence Number: (b)(6);

Status: Inactive

License Type: Producer

There are no documents for this Producer.

(b)(6); (b)(7)(C)

(b)(7)(C)



(https://www.f (b)(6); (b)(7)(C)



(b)(6); (b)(7)(C)



(b)(6);



(b)(6); (b)(6); (b)(7)(C)

Legal Notices

(https://(b)(6); legal-notices/)

(b)(7)(C)

(b)(6); (b)(7)(C)

Jamie Alford

With over 25 years in the title insurance industry, Jamie L. Alford brings a wealth of knowledge to the (b)(6); (b)(7)(C) team. Jamie manages the Southern Maryland Division of (b)(6); (b)(6); (b)(7)(C) ensuring the title processing, closing, and post-closing steps are completed as effectively as possible. Her top priority is the satisfaction of all her clients, which is something she accomplishes by keeping the transactions professional and moving smoothly.

Prior to (b)(6); (b)(7)(C) Jamie spent 6 years in Anne Arundel County overseeing her office and prior to that she spent 15 years managing a Southern Maryland office. Jamie regularly trains and educates fellow colleagues on the latest title updates as well as the basics of real estate practices to those just getting started.

When she's not working, she's busy with her four sons. She enjoys spending time with family and friends.

Jamie holds a Maryland Title Insurance License, is a Notary Public, and a member of the American Land and Title Association (ALTA).

We have two convenient locations for you to visit!

Guiding you home one closing at a time!



(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)



OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

December 8, 2023

Via Email and Federal Express

(b)(6); (b)(7)(C)

Notary Investigator
Maryland Department of State- Notary Division
16 Francis Street
Annapolis, Maryland 21401

RE: Jamie Lynn Alford
Registered Notary

Dea (b)(6); (b)(7)(C)

The purpose of this memorandum is to refer Jamie Lynn Alford, a former settlement agent, to your agency for administrative review following her guilty plea to the charge of Conspiracy to Commit Wire Fraud Affecting a Financial Institution, a felony, in the United States District Court for the State of Maryland. According to a search of your agency website, Alford is listed as holding a notary license that has an expiration date of August 17, 2024.

On March 21, 2021, Alford was charged through a criminal complaint which alleged that between at least August 2011 through May 2016, Alford and a co-conspirator participated in a scheme to siphon off a portion of closing funds they collected while acting as settlement agents in certain real estate transactions.

On September 19, 2022, Alford pled guilty to a Criminal Information filed in the United States District Court in Greenbelt, Maryland charging her with one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution. Attached is the Criminal Information to which Alford pled and a copy of the press release issued by the United States Attorney's Office in reference to her March 2021 charges.

On November 1, 2023, Alford was sentenced to time served, 18 months of supervised release and ordered to pay \$662,490.15 in restitution to the victims.

Please let me know what, if any, action your office will take in light of Alford's criminal conviction. If you need any additional documentation or information relating to the conduct

involved in our criminal investigation, please let me know. I can be reached at (b)(6); (b)(7)(C) or (b)(6); (b)(7)(C) @fhfaog.gov. Thank you for your time.

Sincerely

(b)(6); (b)(7)(C)

Special Agent
FHFA-OIG



Notary Commission

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NC - Search Notary Database

Notary Database

Showing 1 of 1 item

First Name	Last Name	County	Expiration Date	Work phone
Jamie	Alford	Calvert County	Aug 17, 2024	(b)(6); (b)(7)(C)

If no records are returned, hit "Previous" to enter a different value.

Previous

Finish

For General Notary Questions

[Secretary of State, Notary Division \(https://sos.maryland.gov/notary/\)](https://sos.maryland.gov/notary/)

410-974-5521



SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date December 16, 2024

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaorg.gov	(b)(6); (b)(7)(C)

Regulated Entity

Fannie Mae/Freddie Mac

Subject Information

Name	Lisa Marie Santos
Address	(b)(6); (b)(7)(C)
License number or other identifying information	SSN: (b)(6); (b)(7)(C) and DOB: (b)(6); (b)(7)(C)

Description of business relationship between subject and the regulated entity

Lisa Marie Santos and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. Included in the overall scheme were loans owned by the GSEs, exposing them to a loss of over \$10 million.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Guilty Plea and Sentence
Date of sanction	May 13, 2024
Court or agency responsible	U.S. District Court, Eastern District of California

Description of the misconduct

Between April 2016 and August 2019, Lisa Marie Santos and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. These loans worth over \$10 million. The material misstatements included false statements concerning the borrower's income, fabricated assets, fictitious verifications of employment, and other false documents, such as diplomas and transcripts. Additionally, the scheme participants used fictitious identities and companies supported by email accounts and phone numbers controlled by the conspirators to facilitate fraudulent employment verifications.

On July 28, 2022, Lisa Marie Santos and others were charged in a 11 count indictment by U.S. District Court, Eastern District of California, with one count to 18 U.S.C. § 1349 – Conspiracy to Commit Bank

Fraud, eight count to 18 U.S.C. § 1344 – Bank Fraud, one count to 18 U.S.C. § 1344 – Attempted Financial Institution Fraud, and one count to 18 U.S.C. § 1512(b)(3) – Witness Tampering.

On May 13, 2024, Lisa Marie Santos pled guilty to 18 U.S.C. § 1349 – Conspiracy to Commit Bank Fraud and she was sentenced to 24 months of supervised release and ordered to pay \$10,000 fine.

Other information

A regulated entity may submit any other information that it believes would be relevant for FHFA's consideration. Additional information may also be submitted separately.

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Marko Antonio Lopez
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Address	Click here to enter text.
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License number or other identifying information	Click here to enter text.
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Description of how the affiliate is related to the subject of this report

Click here to enter text.

Description of business relationship between the affiliate and the regulated entity, if any

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Living Waters Investment LLC
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Address	Click here to enter text.
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SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

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Today's Date December 16, 2024

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaog.gov	(b)(6); (b)(7)(C)

Regulated Entity

Fannie Mae/Freddie Mac

Subject Information

Name	German Antonio Lopez-Velasquez
Address	(b)(6); (b)(7)(C)
License number or other identifying information	SSN: (b)(6); and DOB: (b)(6);

Description of business relationship between subject and the regulated entity

German Antonio Lopez-Velasquez and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. Included in the overall scheme were loans owned by the GSEs, exposing them to a loss of over \$10 million.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Guilty Plea and Sentence
Date of sanction	May 20, 2024
Court or agency responsible	U.S. District Court, Eastern District of California

Description of the misconduct

Between April 2016 and August 2019, German Antonio Lopez-Velasquez and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. These loans worth over \$10 million. The material misstatements included false statements concerning the borrower's income, fabricated assets, fictitious verifications of employment, and other false documents, such as diplomas and transcripts. Additionally, the scheme participants used fictitious identities and companies supported by email accounts and phone numbers controlled by the conspirators to facilitate fraudulent employment verifications.

On July 28, 2022, German Antonio Lopez-Velasquez and others were charged in a 11 count indictment by U.S. District Court, Eastern District of California, with one count to 18 U.S.C. § 1349 – Conspiracy to

Commit Bank Fraud, eight count to 18 U.S.C. § 1344 – Bank Fraud, one count to 18 U.S.C. § 1344 – Attempted Financial Institution Fraud, and one count to 18 U.S.C. § 1512(b)(3) – Witness Tampering.

On May 20, 2024, German Antonio Lopez-Velasquez pled guilty to 18 U.S.C. § 1349 – Conspiracy to Commit Bank Fraud and he was sentenced to 18 months in prison, 36 months of supervised release, and ordered to pay \$100,000 fine.

Other information

A regulated entity may submit any other information that it believes would be relevant for FHFA's consideration. Additional information may also be submitted separately.

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Marko Antonio Lopez
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Address	Click here to enter text.
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License number or other identifying information	Click here to enter text.
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Description of how the affiliate is related to the subject of this report

Click here to enter text.

Description of business relationship between the affiliate and the regulated entity, if any

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Living Waters Investments LLC
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Address	Click here to enter text.
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SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaoig.gov	(b)(6); (b)(7)(C)

Regulated Entity

Freddie Mac / Fannie Mae

Subject Information

Name	Dora Martinez
Address	(b)(6); (b)(7)(C)
License number or other identifying information	Date of Birth: (b)(6); (b)(7)(C) Florida Title Agent License: (b)(6)

Description of business relationship between subject and the regulated entity

Dora Ameneiro Martinez was a licensed title agent in the State of Florida and owner of Apex Title Agency, a title company in Haines City, that conducted closings for Freddie Mac and Fannie Mae related properties.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344). Martinez pled guilty to one count of Bank Fraud in the Information and was subsequently sentenced to 36 months imprisonment followed by 60 months of supervised release.
Date of sanction	May 22, 2024
Court or agency responsible	U.S. District Court – Southern District of Florida

Description of the misconduct

Dora Martinez was a licensed title agent in the State of Florida and owner of Apex Title Agency (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned, and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork and Closing Disclosures, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they were in first position and the mortgage was secured by a property that was unencumbered. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan and, upon receipt of the new refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if it knew Martinez was not going to immediately pay off the existing mortgage in accordance with the Closing Disclosure. The lender relied on Martinez to pay off the existing mortgage to be in first position.

In November 2023, Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344).

In March 2024, Martinez pled guilty to Count 1 of the Information.

In May 2024, Martinez was sentenced to 36 months of imprisonment followed by 60 months of supervised release. Restitution was deferred to a later date.

Other information

A regulated entity may submit any other information that it believes would be relevant for FHFA's consideration. Additional information may also be submitted separately.

See attached Information and Judgment

Martinez is currently imprisoned at:
FCI Marianna

(b)(6); (b)(7)(C)

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Apex Title Agency Incorporated
Address	(b)(6); (b)(7)(C)
License number or other identifying information	FEIN: (b)(6);
Description of how the affiliate is related to the subject of this report	
Dora Martinez was the President of Apex Title and the above-described conduct was effected through Apex Title.	
Description of business relationship between the affiliate and the regulated entity, if any	
Click here to enter text.	

Affiliate Information	
<i>This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.</i>	
Name of affiliate	Click here to enter text.
Address	Click here to enter text.
License number or other identifying information	Click here to enter text.
Description of how the affiliate is related to the subject of this report	
Click here to enter text.	
Description of business relationship between the affiliate and the regulated entity, if any	
Click here to enter text.	

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO. 23-20451-CR-ALTONAGA/REID

18 U.S.C. § 1344

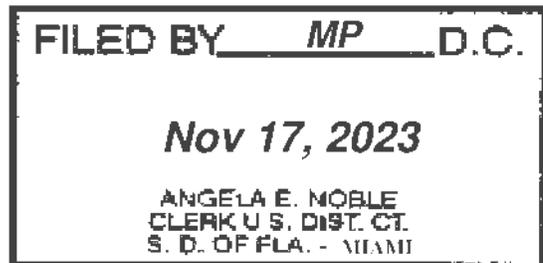
18 U.S.C. § 982(a)(2)

UNITED STATES OF AMERICA

vs.

DORA AMENEIRO MARTINEZ,
a/k/a "Dora Ameneiro,"
a/k/a "Dora Martinez,"
a/k/a "Dora Castaneda,"

Defendant.



INFORMATION

The United States Attorney charges that:

GENERAL ALLEGATIONS

At various times relevant to this Information:

The Defendant and Relevant Entities

1. Bank 1 was a financial institution, with its principal place of business in New York with offices located in the State of Florida, whose accounts were insured by the Federal Deposit Insurance Corporation ("FDIC").

2. Bank 2 was a financial institution, with its principal place of business in California with offices located in the State of Florida, whose accounts were insured by the FDIC.

3. Mortgage Lender 1 was a financial institution, with its principal place of business in New York doing business in the State of Florida and elsewhere, as a mortgage lending business, as defined in 18 U.S.C. 27, that engaged in interstate commerce and provided short-term loans secured by interests in residential properties.

4. Homeowner 1 was an individual whose identity was used to refinance an existing Bank 2 mortgage loan encumbering the property located at 8930 NW 15th Court, Pembroke Pines, Florida.

5. The term “closing” referred to the legal event at which the transfer of an interest in real estate from seller to buyer formally took place, as well as the point at which funds were transferred between the various parties, such as from the lending institution to the buyer or to the seller on the buyer’s behalf, which transfer was often accomplished by temporarily passing the funds through an intermediary referred to as a “title company,” “settlement agent,” or “closing agent.”

6. The term “mortgage” was used in the real estate industry to refer to a loan to finance the purchase of real estate property, usually with specified payment periods and interest rates, in which the borrower/mortgagor gave the lender/mortgagee a lien on the property as collateral for the loan.

7. The term “lender” referred to mortgage lenders, which extended mortgage loans and disbursed mortgage loan proceeds to fund the financing of residential properties. The lender was also referred to as the “lien holder.”

8. Settlement agents were required to prepare a Closing Disclosure for approval by the mortgage lender. The Closing Disclosure itemized all aspects of the closing for the lender and required certain disclosures, including any payments made by the borrower, money due to the seller, and any fees paid to third parties in connection with the closing. The Closing Disclosure also reflected the prorations, escrow deposits, the seller's mortgages to be paid off if applicable, and miscellaneous obligations to be paid off. Mortgage lenders relied on the information in the Closing Disclosure.

9. A title company had the responsibility to verify that the title to the real estate was legitimately given to the homebuyer. The title company was supposed to make certain that a seller had the right to sell the property to a buyer. The title company's responsibilities included: reviewing title to the property, issuing title insurance policies, facilitating closings, disbursing funds as reflected on the settlement statement, and filing and recording documentation relating to the sale of the property.

10. Real property closings are generally overseen by a closing or escrow "agent." A closing agent is an individual or company that oversees the consummation of a mortgage transaction at which the note and other legal documents are signed and the loan proceeds are disbursed and fees collected are disbursed. Title companies, attorneys, settlement agents, and escrow agents can perform this service depending on the laws of the jurisdiction where the property is located. Closing instructions are specific instructions prepared by a lender and/or underwriter to direct exactly how a mortgage closing transaction is handled from start to finish. Closing agents are obligated to follow the lender's specific closing instructions.

11. A purchase of real property using financing generally begins with the borrower completing a Uniform Residential Loan Application Form 1003 (mortgage application) with the assistance of a mortgage broker or a lender's representative. The mortgage application contains material information about the borrower's employment and income, assets and liabilities, cash available, and whether the property is to be the primary residence, second home, or investment. The information on the mortgage application is relied upon when the lender is evaluating the credit worthiness of the borrower.

12. Apex Title Agency Incorporated (“Apex Title”) was a Florida corporation with its principal place of business listed as 54 Ranch Trail Rd, Haines City, FL 33844. Apex Title was owned and operated by Defendant **DORA AMENEIRO MARTINEZ**.

13. Apex Capital Funding, Inc. (“Apex Capital”) was a Florida corporation with its principal place of business listed as 54 Ranch Trail Rd, Haines City, FL 33844. Apex Capital was owned and operated by Defendant **DORA AMENEIRO MARTINEZ**.

14. Defendant **DORA AMENEIRO MARTINEZ** was a resident of Polk County, Florida, and a licensed real estate title agent who conducted business in Miami-Dade County, in the Southern District of Florida, and elsewhere. **MARTINEZ** was the title agent that was responsible for distributing the proceeds from loans for the properties named in this Information, and she owned and operated Apex Title and Apex Capital.

COUNTS 1-2
BANK FRAUD
(18 U.S.C. § 1344)

1. Paragraphs 1 through 14 of the General Allegations section of this Information are re-alleged and fully incorporated herein by reference.

2. Beginning in or around June 10, 2019, and continuing through in or around July 11, 2022, in Miami-Dade County, in the Southern District of Florida, and elsewhere, the defendant,

DORA AMENEIRO MARTINEZ,
a/k/a “Dora Ameneiro,”
a/k/a “Dora Martinez,”
a/k/a “Dora Castaneda,”

did knowingly, and with intent to defraud, execute, attempt to execute, and cause the execution of, a scheme and artifice to defraud one or more financial institutions, including Bank 1, Bank 2, and Mortgage Lender 1, which scheme and artifice employed a material falsehood, and did knowingly, and with intent to defraud, execute, attempt to execute, and cause the execution of, a scheme and

artifice to obtain moneys and funds owned by, and under the custody and control of, one or more said financial institutions by means of false and fraudulent pretenses, representations, and promises, relating to a material fact, in violation of Title 18, United States Code, Sections 1344(1) and (2).

PURPOSE OF THE SCHEME AND ARTIFICE

3. It was the purpose of the scheme and artifice for **DORA AMENEIRO MARTINEZ** to unlawfully enrich herself by, among other things: (a) using her real estate title company Apex Title to falsely and fraudulently obtain financing on encumbered residential properties in Miami-Dade County, Florida, and elsewhere; (b) causing false and fraudulent mortgage loan applications, closing documents and other related loan documents to be created and submitted to lenders; (c) causing the lenders to loan more money than they otherwise would have loaned by preparing, and submitting to the lenders, false and fraudulent closing statements; (d) falsely and fraudulently applying for and processing mortgage refinancing loans, and failing to satisfy the existing mortgages as promised; (e) falsely and fraudulently concealing existing mortgages from lenders, thereby causing lenders to loan money that was secured by property that was encumbered with existing mortgages; and (f) diverting the proceeds of the scheme for her own personal use and benefit, and to further the fraud scheme.

THE SCHEME AND ARTIFICE

The manner and means by which the defendant sought to accomplish the purpose of the scheme and artifice, included, among others, the following:

4. **DORA AMENEIRO MARTINEZ** caused to be prepared false and fraudulent mortgage applications and other related documents on behalf of herself, Apex Title, Apex Capital, and other homeowners. The mortgage applications and related documents, which were submitted

to lenders, contained materially false and fraudulent statements and representations relating to existing mortgages on the properties, including as to employment, income, deposits, assets, liabilities, and other information necessary for the lenders to assess the qualifications to borrow money. The false and fraudulent documents were used to induce the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere.

5. As part of the closing process, **DORA AMENEIRO MARTINEZ** prepared, and caused to be prepared, and submitted to lenders false and fraudulent Closing Disclosures that falsely stated, among other things, that the properties were free and clear and had no existing mortgages, and caused the new lenders to be placed in an inferior lien position to the existing lenders.

6. Having received the false and fraudulent mortgage applications and related documents submitted by **DORA AMENEIRO MARTINEZ**, the lenders approved the fraudulent loan applications and wired the loan proceeds to Apex Title in Polk County, Florida, for distribution at the closings of the purported real estate transactions.

7. **DORA AMENEIRO MARTINEZ** intentionally failed to record the new mortgages with the clerk of court causing some of the mortgage loans extended by the lenders to be unsecured for months. In some instances, **MARTINEZ** would delay recording the new mortgages in order to obtain additional fraudulent loans, and in another, **MARTINEZ** filed a fraudulent satisfaction of mortgage to obtain additional fraudulent loans.

8. If the mortgage applications were for refinancing existing mortgages, **DORA AMENEIRO MARTINEZ**, through Apex Title, falsely and fraudulently represented to a financial institution, Bank 1, that the existing mortgages on certain properties would be satisfied with loan proceeds furnished by Bank 1. As part of the closing process, **MARTINEZ** prepared

and caused to be prepared Closing Disclosures that falsely represented that the loan proceeds furnished at the real estate closing would be used to satisfy existing mortgages on the properties in the transactions. Instead of using the loan proceeds to satisfy the existing mortgage, **MARTINEZ** fraudulently diverted the funds for her personal use and benefit and to further the fraud scheme.

9. At or near the time of the closings, **DORA AMENEIRO MARTINEZ** caused fraudulent payments and disbursements to be made from the mortgage loan proceeds, and also fraudulently diverted loan proceeds from the sales transactions for her own personal benefit and to further the fraud scheme. Over the course of the scheme, **MARTINEZ** fraudulently caused lenders, including Bank 1 and Mortgage Lender 1, to fund approximately \$6,500,000.00 in loans.

EXECUTION OF THE SCHEME AND ARTIFICE

10. On or about the dates specified below, in Miami-Dade County, in the Southern District of Florida, and elsewhere, the defendant, **DORA AMENEIRO MARTINEZ**, as specified below, did execute, attempt to execute, and cause the execution of, the aforesaid scheme and artifice to defraud, as more particularly described below:

COUNT	APPROXIMATE DATE	BRIEF DESCRIPTION OF THE SCHEME AND ARTIFICE
1	10/21/2020	Submission of fraudulent mortgage loan application, closing disclosure, and related documents in the name of Homeowner 1 to Bank 1, for the purpose of obtaining a mortgage loan in the amount of approximately \$173,000.00 in connection with refinancing of the existing \$152,136.19 mortgage loan held by Bank 2 on Homeowner 1's property located at 8930 NW 15th Court, Pembroke Pines, Florida.
2	7/1/2021	Submission of fraudulent mortgage loan application, closing disclosure, and related documents in the name of Apex Capital to Mortgage Lender 1, for the purpose of obtaining a mortgage loan in the amount of approximately \$200,000 in connection with the property located at 9381 E Bay Harbor Drive, Unit 701N, Bay Harbor Islands, FL.

In violation of Title 18, United States Code, Sections 1344(1) and (2).

FORFEITURE
(18 U.S.C. § 982(a)(2))

1. The allegations of this Information are re-alleged and by this reference fully incorporated herein for the purpose of alleging forfeiture to the United States of certain property in which **DORA AMENEIRO MARTINEZ** has an interest.

2. Upon conviction of a violation of Title 18, United States Code, Sections 1344 or 1343, as alleged in this Information, the defendant shall forfeit to the United States of America any property constituting, or derived from, proceeds obtained directly or indirectly, as the result of such violation, pursuant to Title 18, United States Code, Section 982(a)(2)(B).

All pursuant to Title 18, United States Code, Section 982(a)(2)(B), and the procedures set forth at Title 21, United States Code, Section 853, made applicable by Title 18, United States Code, Section 982(b).


MARKENZYL LAPOINTE
UNITED STATES ATTORNEY


MANOLO REBOSO
ASSISTANT UNITED STATES ATTORNEY

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
MIAMI DIVISION

UNITED STATES OF AMERICA

v.

DORA AMENEIRO MARTINEZ

§ **JUDGMENT IN A CRIMINAL CASE**

§

§

§ Case Number: **1:23-CR-20451-CMA(1)**

§ USM Number: **89065-510**

§

§ Counsel for Defendant: **Philip Louis Reizenstein**

§

§ Counsel for United States: **Manolo Rebozo**

The defendant pled guilty to Count 1 of the Information.
The defendant is adjudicated guilty of the following offense:

<u>Title & Section / Nature of Offense</u>	<u>Offense Ended</u>	<u>Count</u>
18 U.S.C. § 1344 / Bank Fraud	10/21/20	1

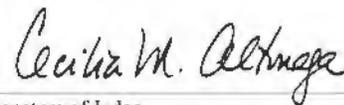
The remaining Count is dismissed on the motion of the United States

The defendant is sentenced as provided in the following pages of this judgment. The sentence is imposed pursuant to the Sentencing Reform Act of 1984.

It is ordered that the defendant must notify the United States attorney for this district within 30 days of any change of name, residence, or mailing address until all fines, restitution, costs, and special assessments imposed by this judgment are fully paid. If ordered to pay restitution, the defendant must notify the court and United States attorney of material changes in economic circumstances.

May 22, 2024

Date of Imposition of Judgment



Signature of Judge

CECILIA M. ALTONAGA
CHIEF UNITED STATES DISTRICT JUDGE

Name and Title of Judge

May 22, 2024

Date

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

IMPRISONMENT

The defendant is hereby committed to the custody of the United States Bureau of Prisons to be imprisoned for a term of **36 months**.

- The court makes the following recommendations to the Bureau of Prisons: The Court recommends that the defendant be designated to Coleman, or to a facility in northern Florida.

- The defendant shall surrender to the United States Marshal for this district on June 10, 2024 by 2:00 PM.

RETURN

I have executed this judgment as follows:

Defendant delivered on _____ to

at _____, with a certified copy of this judgment.

UNITED STATES MARSHAL

By
DEPUTY UNITED STATES MARSHAL

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

SUPERVISED RELEASE

Upon release from imprisonment, the defendant shall be on supervised release for a term of **five (5) years**.

MANDATORY CONDITIONS

1. You must not commit another federal, state or local crime.
2. You must not unlawfully possess a controlled substance.
3. You must refrain from any unlawful use of a controlled substance. You must submit to one drug test within 15 days of release from imprisonment and at least two periodic drug tests thereafter, as determined by the court.
 - The above drug testing condition is suspended, based on the court's determination that you pose a low risk of future substance abuse. *(check if applicable)*
4. You must make restitution in accordance with 18 U.S.C. §§ 3663 and 3663A or any other statute authorizing a sentence of restitution. *(check if applicable)*
5. You must cooperate in the collection of DNA as directed by the probation officer. *(check if applicable)*
6. You must comply with the requirements of the Sex Offender Registration and Notification Act (34 U.S.C. § 20901, et seq.) as directed by the probation officer, the Bureau of Prisons, or any state sex offender registration agency in which you reside, work, are a student, or were convicted of a qualifying offense. *(check if applicable)*
7. You must participate in an approved program for domestic violence. *(check if applicable)*

You must comply with the standard conditions that have been adopted by this court as well as with any additional conditions on the attached page.

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

STANDARD CONDITIONS OF SUPERVISION

As part of your supervised release, you must comply with the following standard conditions of supervision. These conditions are imposed because they establish the basic expectations for your behavior while on supervision and identify the minimum tools needed by probation officers to keep informed, report to the court about, and bring about improvements in your conduct and condition.

1. You must report to the probation office in the federal judicial district where you are authorized to reside within 72 hours of your release from imprisonment, unless the probation officer instructs you to report to a different probation office or within a different time frame.
2. After initially reporting to the probation office, you will receive instructions from the court or the probation officer about how and when you must report to the probation officer, and you must report to the probation officer as instructed.
3. You must not knowingly leave the federal judicial district where you are authorized to reside without first getting permission from the court.
4. You must answer truthfully the questions asked by your probation officer.
5. You must live at a place approved by the probation officer. If you plan to change where you live or anything about your living arrangements (such as the people you live with), you must notify the probation officer at least 10 days before the change. If notifying the probation officer in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
6. You must allow the probation officer to visit you at any time at your home or elsewhere, and you must permit the probation officer to take any items prohibited by the conditions of your supervision that he or she observes in plain view.
7. You must work full time (at least 40 hours per week) at a lawful type of employment, unless the Court excuses you from doing so. If you do not have full-time employment you must try to find full-time employment, unless the Court excuses you from doing so. If you plan to change where you work or anything about your work (such as your position or your job responsibilities), you must notify the probation officer at least 10 days before the change. If notifying the probation officer at least 10 days in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
8. You must not communicate or interact with someone you know is engaged in criminal activity. If you know someone has been convicted of a felony, you must not knowingly communicate or interact with that person without first getting the permission of the probation officer.
9. If you are arrested or questioned by a law enforcement officer, you must notify the probation officer within 72 hours.
10. You must not own, possess, or have access to a firearm, ammunition, destructive device, or dangerous weapon (i.e., anything that was designed, or was modified for, the specific purpose of causing bodily injury or death to another person such as nunchakus or tasers).
11. You must not act or make any agreement with a law enforcement agency to act as a confidential human source or informant without first getting the permission of the court.
12. If the probation officer determines that you pose a risk to another person (including an organization), the probation officer may require you to notify the person about the risk and you must comply with that instruction. The probation officer may contact the person and confirm that you have notified the person about the risk.
13. You must follow the instructions of the probation officer related to the conditions of supervision.

U.S. Probation Office Use Only

A U.S. probation officer has instructed me on the conditions specified by the court and has provided me with a written copy of this judgment containing these conditions. I understand additional information regarding these conditions is available at www.flsp.uscourts.gov.

Defendant's Signature _____

Date _____

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

SPECIAL CONDITIONS OF SUPERVISION

Employment Requirement: The defendant shall maintain full-time, legitimate employment and not be unemployed for a term of more than 30 days unless excused by the Court for schooling, training, or other acceptable reasons. Further, the defendant shall provide documentation including, but not limited to pay stubs, contractual agreements, W-2 Wage and Earnings Statements, and other documentation requested by the U.S. Probation Officer.

Financial Disclosure Requirement: The defendant shall provide complete access to financial information, including disclosure of all business and personal finances, to the U.S. Probation Officer.

No New Debt Restriction: The defendant shall not apply for, solicit or incur any further debt, included but not limited to loans, lines of credit or credit card charges, either as a principal or cosigner, as an individual or through any corporate entity, without first obtaining permission from the United States Probation Officer.

Permissible Search: The defendant shall submit to a search of his/her person or property conducted in a reasonable manner and at a reasonable time by the U.S. Probation Officer.

Related Concern Restriction: The defendant shall not own, operate, act as a consultant, be employed in, or participate in any manner, in any related concern during the period of supervision.

Self-Employment Restriction: The defendant shall obtain prior written approval from the Court before entering into any self-employment.

Travel: The defendant is not permitted to travel outside of the District where she resides, unless restitution is paid in full.

Unpaid Restitution, Fines, or Special Assessments: If the defendant has any unpaid amount of restitution, fines, or special assessments, the defendant shall notify the probation officer of any material change in the defendant's economic circumstances that might affect the defendant's ability to pay.

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

CRIMINAL MONETARY PENALTIES

The defendant must pay the total criminal monetary penalties under the schedule of payments page.

	<u>Assessment</u>	<u>Restitution</u>	<u>Fine</u>	<u>AVAA Assessment*</u>	<u>JVTA Assessment**</u>
TOTALS	\$100.00	TO BE DETERMINED	\$.00		

- The determination of restitution is deferred until August 16, 2024. An *Amended Judgment in a Criminal Case (AO245C)* will be entered after such determination.

Restitution with Imprisonment –

It is further ordered that the defendant shall pay restitution in an amount to be determined. During the period of incarceration, payment shall be made as follows: (1) if the defendant earns wages in a Federal Prison Industries (UNICOR) job, then the defendant must pay 50% of wages earned toward the financial obligations imposed by this Judgment in a Criminal Case; (2) if the defendant does not work in a UNICOR job, then the defendant must pay a minimum of \$50.00 per quarter toward the financial obligations imposed in this order.

Upon release of incarceration, the defendant shall pay restitution at the rate of 15% of monthly gross earnings, until such time as the court may alter that payment schedule in the interests of justice. The U.S. Bureau of Prisons, U.S. Probation Office and U.S. Attorney's Office shall monitor the payment of restitution and report to the court any material change in the defendant's ability to pay. These payments do not preclude the government from using other assets or income of the defendant to satisfy the restitution obligations.

* Amy, Vicky, and Andy Child Pornography Victim Assistance Act of 2018, 18 U.S.C. §2259.

** Justice for Victims of Trafficking Act of 2015, 18 U.S.C. §3014.

*** Findings for the total amount of losses are required under Chapters 109A, 110, 110A, and 113A of Title 18 for offenses committed on or after September 13, 1994, but before April 23, 1996.

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

SCHEDULE OF PAYMENTS

Having assessed the defendant's ability to pay, payment of the total criminal monetary penalties is due as follows:

A Lump sum payments of \$100.00 due immediately.

It is ordered that the Defendant shall pay to the United States a special assessment of \$100.00 for Count 1, which shall be due immediately. Said special assessment shall be paid to the Clerk, U.S. District Court. Payment is to be addressed to:

**U.S. CLERK'S OFFICE
ATTN: FINANCIAL SECTION
400 NORTH MIAMI AVENUE, ROOM 8N09
MIAMI, FLORIDA 33128-7716**

Unless the court has expressly ordered otherwise, if this judgment imposes imprisonment, payment of criminal monetary penalties is due during imprisonment. All criminal monetary penalties, except those payments made through the Federal Bureau of Prisons' Inmate Financial Responsibility Program, are made to the clerk of the court.

The defendant shall receive credit for all payments previously made toward any criminal monetary penalties imposed.

The defendant shall forfeit the defendant's interest in the following property to the United States:

Forfeiture of the defendant's right, title, and interest in certain property is hereby ordered consistent with the plea agreement. If there is to be forfeiture, the United States shall submit a proposed order of forfeiture within three (3) days of this proceeding.

Payments shall be applied in the following order: (1) assessment, (2) restitution principal, (3) restitution interest, (4) AVAA assessment, (5) fine principal, (6) fine interest, (7) community restitution, (8) JVTA assessment, (9) penalties, and (10) costs, including cost of prosecution and court costs.



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-23-0918 Today's Date: 22-October-2024

- Case Status: Indicted Guilty plea entered
 Plea agreement accepted Settlement agreement entered
 Judgment entered Other _____
 Incarcerated (*please provide name and address of facility below*)

FCI Marianna
3625 FCI Road
Marianna, Florida 32446

Check one:

Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment (*please provide corresponding plea agreement/conviction/judgment*)
In November 2023, Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344). In March 2024, Martinez pled guilty to Count 1 of the Information. In May 2024, Martinez was sentenced to 36 months of imprisonment followed by 60 months of supervised release.

Subject's Full Name: Dora Martinez

SSN: (b)(6); DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

Reset Form

Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR**

Summary: (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

Dora Martinez was a licensed title agent in the State of Florida. She owned Apex Title Agency (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned, and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork and Closing Disclosures, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they were in first position and the mortgage was secured by a property that was unencumbered. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan and, upon receipt of the new refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if it knew Martinez was not going to immediately pay off the existing mortgage in accordance with the Closing Disclosure. The lender relied on Martinez to pay off the existing mortgage to be in first position.

Submitting Agent: (b)(6);
(b)(7)(C)
Phone: (b)(6);
(b)(7)(C) Email: (b)(6); @fhfaog.gov

Suspend-Debar App

(b)
(7)
E

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA**

CASE NO. 23-20451-CR-ALTONAGA/REID

UNITED STATES OF AMERICA

vs.

**DORA AMENEIRO MARTINEZ,
a/k/a Dora Ameneiro,
a/k/a Dora Martinez,
a/k/a Dora Castaneda,**

Defendant.

PLEA AGREEMENT

The United States Attorney's Office for the Southern District of Florida ("the Office") and the Defendant, DORA AMENEIRO MARTINEZ, a/k/a Dora Ameneiro, a/k/a Dora Martinez, a/k/a Dora Castaneda, (hereinafter referred to as "Defendant"), enter into the following agreement:

1. Defendant agrees to plead guilty to Count 1 of the Information, which charges Defendant with bank fraud, in violation of Title 18, United States Code, 1344.

2. This Office agrees to seek dismissal of Count 2 of the Information, as to this Defendant, after sentencing.

3. Defendant understands that she has the right to have the evidence and charges against her presented to a federal grand jury for determination of whether or not there is probable cause to believe she committed the offenses with which she is charged. Understanding that right, and after full and complete consultation with counsel, Defendant agrees to waive in open court her right to prosecution by indictment and agrees that the Office may proceed by way of an information filed pursuant to Rule 7 of the Federal Rules of Criminal Procedure.

4. Defendant is aware that the sentence will be imposed by the Court after considering the advisory Federal Sentencing Guidelines and Policy Statements (hereinafter "Sentencing Guidelines"). Defendant acknowledges and understands that the Court will compute an advisory sentencing guidelines range under the Sentencing Guidelines and that the applicable guidelines will be determined by the Court relying in part on the results of a pre-sentence investigation by the Court's probation office, which investigation will commence after the guilty plea has been entered. Defendant is also aware that, under certain circumstances, the Court may depart from the advisory sentencing guideline range that it has computed, and may raise or lower that advisory range under the Sentencing Guidelines. Defendant is further aware and understands that the Court is required to consider the advisory guideline range determined under the Sentencing Guidelines, but is not bound to impose a sentence within that advisory range; the Court is permitted to tailor the ultimate sentence in light of other statutory concerns, and such sentence may be either more severe or less severe than the Sentencing Guidelines' advisory range. Knowing these facts, Defendant understands and acknowledges that the Court has the authority to impose any sentence within and up to the statutory maximum authorized by law for the offense identified in paragraph 1 and that Defendant may not withdraw the plea solely as a result of the sentence imposed.

5. Defendant understands and acknowledges that as to Count 1, the Court may impose a statutory maximum term of imprisonment of up to thirty (30) years, followed by a term of supervised release of up to 3 years. In addition to a term of imprisonment and supervised release, the Court may impose a maximum fine of up to \$1,000,000 or twice the gross gain or gross loss resulting from the offense, restitution, and criminal forfeiture.

6. Defendant further understands and acknowledges that, in addition to any sentence imposed under paragraph 4 of this agreement, a special assessment in the amount of \$100 will be imposed on Defendant. Defendant agrees that any special assessment imposed shall be paid at the time of sentencing. If Defendant is financially unable to pay the special assessment, Defendant agrees to present evidence to the Office and the Court at the time of sentencing as to the reasons for Defendant's failure to pay.

7. The Office reserves the right to inform the Court and the probation office of all facts pertinent to the sentencing process, including all relevant information concerning the offenses committed, whether charged or not, as well as concerning Defendant and Defendant's background. Subject only to the express terms of any agreed-upon sentencing recommendations contained in this agreement, the Office further reserves the right to make any recommendation as to the quality and quantity of punishment.

8. The Office agrees that they will recommend at sentencing that the Court reduce by two levels the sentencing guideline level applicable to Defendant's offense, pursuant to Section 3E1.1(a) of the Sentencing Guidelines, based upon Defendant's recognition and affirmative and timely acceptance of personal responsibility. If at the time of sentencing Defendant's offense level is determined to be 16 or greater, the Office will file a motion requesting an additional one-level decrease pursuant to Section 3E1.1(b) of the Sentencing Guidelines, stating that Defendant has assisted authorities in the investigation or prosecution of Defendant's own misconduct by timely notifying authorities of Defendant's intention to enter a plea of guilty, thereby permitting the government to avoid preparing for trial and permitting the government and the Court to allocate their resources efficiently. The Office, however, will not be required to make these

recommendations if Defendant: (1) fails or refuses to make a full, accurate, and complete disclosure to the probation office of the circumstances surrounding the relevant offense conduct; (2) is found to have misrepresented facts to the government prior to or after entering into this plea agreement; or (3) commits any misconduct after entering into this plea agreement, including but not limited to committing a state or federal offense, violating any term of release, or making false statements or misrepresentations to any governmental entity or official.

9. The Office and Defendant agree that, although not binding on the probation office or the Court, they will jointly recommend that the Court make the following findings as to the sentence to be imposed:

a. Base offense level: That the base offense level, pursuant to Section 2B1.1(a)(1) of the Sentencing Guidelines, is 7; and

b. Loss: For purposes of Section 2B1.1(b)(1), the loss amount attributable to this Defendant is greater than \$3,500,000 and less than \$9,500,000, resulting in an increase of 18 levels.

10. Defendant agrees that she shall cooperate fully with the Office by: (a) providing truthful and complete information and testimony, and producing documents, records and other evidence, when called upon by the Office, whether in interviews, before a grand jury, or at any trial or other Court proceeding; and (b) appearing at such grand jury proceedings, hearings, trials, and other judicial proceedings, and at meetings, as may be required by the Office. In addition, Defendant agrees that she will not protect any person or entity through false information or omission, that she will not falsely implicate any person or entity, and that she will not commit any further crimes.

11. The Office reserves the right to evaluate the nature and extent of Defendant's cooperation and to make that cooperation, or lack thereof, known to the Court at the time of sentencing. If, in the sole and unreviewable judgment of the Office, Defendant's cooperation is of such quality and significance to the investigation or prosecution of other criminal matters as to warrant the Court's downward departure from the advisory sentencing range calculated under the Sentencing Guidelines and/or any applicable minimum mandatory sentence, the Office may make a motion prior to sentencing pursuant to Section 5K1.1 of the Sentencing Guidelines and or Title 18, United States Code, Section 3553(e), or subsequent to sentencing pursuant to Rule 35 of the Federal Rules of Criminal Procedure, informing the Court that Defendant has provided substantial assistance and recommending that Defendant's sentence be reduced. Defendant understands and agrees, however, that nothing in this agreement requires the Office to file any such motions, and that the Office's assessment of the quality and significance of Defendant's cooperation shall be binding as it relates to the appropriateness of the Office's filing or non-filing of a motion to reduce sentence.

12. Defendant understands and acknowledges that the Court is under no obligation to grant a motion for reduction of sentence filed by the Office. In addition, Defendant further understands and acknowledges that the Court is under no obligation of any type to reduce Defendant's sentence because of Defendant's cooperation.

13. Defendant is aware that the sentence has not yet been determined by the Court. Defendant also is aware that any estimate of the probable sentencing range or sentence that the Defendant may receive, whether that estimate comes from Defendant's attorney, the Office, or the probation office, is a prediction, not a promise, and is not binding on the Office, the probation

office, or the Court. Defendant understands further that any recommendation that the Office makes to the Court as to sentencing, whether pursuant to this agreement or otherwise, is not binding on the Court and the Court may disregard the recommendation in its entirety. Defendant understands and acknowledges, as previously acknowledged in Paragraph 3 above, that Defendant may not withdraw her plea based upon the Court's decision not to accept a sentencing recommendation made by Defendant, the Office, or a recommendation made jointly by Defendant and the Office.

14. Defendant agrees, in an individual and any other capacity, to forfeit to the United States voluntarily and immediately all property, real or personal, which constitutes or is derived from proceeds obtained directly or indirectly, as a result of the violation to which she is pleading guilty, pursuant to Title 18, United States Code, Section 982(a)(2)(A). In addition, Defendant agrees to forfeiture of substitute property pursuant to 21 U.S.C. § 853(p). The property subject to forfeiture includes, but is not limited to: a forfeiture money judgment in the sum of \$6,634,750.00 in U.S. currency, which sum represents the value of the property subject to forfeiture.

15. Defendant further agrees that forfeiture is independent of any assessment, fine, cost, restitution, or penalty that may be imposed by the Court. Defendant knowingly and voluntarily agrees to waive all constitutional, legal, and equitable defenses to the forfeiture, including excessive fines under the Eighth Amendment to the United States Constitution. In addition, Defendant agrees to waive: any applicable time limits for administrative or judicial forfeiture proceedings, the requirements of Fed. R. Crim. P. 32.2 and 43(a), and any appeal of the forfeiture.

16. Defendant also agrees to fully and truthfully disclose the existence, nature, and location of all assets in which Defendant has or had any direct or indirect financial interest or control, and any assets involved in the offense of conviction. Defendant also agrees to take all

steps requested by the United States for the recovery and forfeiture of all assets identified by the United States as subject to forfeiture. This includes, but is not limited to, the timely delivery upon request of all necessary and appropriate documentation to deliver good and marketable title, consenting to all orders of forfeiture, and not contesting or impeding in any way with any criminal, civil, or administrative forfeiture proceeding concerning the forfeiture.

17. In furtherance of the satisfaction of a forfeiture money judgment entered by the Court in this case, Defendant agrees to the following:

- a. submit a financial statement to the Office upon request, within 14 calendar days from the request;
- b. maintain any asset valued in excess of \$10,000, and not sell, hide, waste, encumber, destroy, or otherwise devalue such asset without prior approval of the United States;
- c. provide information about any transfer of an asset valued in excess of \$10,000 since the commencement of the offense conduct in this case to date;
- d. cooperate fully in the investigation and the identification of assets, including liquidating assets, meeting with representatives of the United States, and providing any documentation requested; and
- e. notify, within 30 days, the Clerk of the Court for the Southern District of Florida and the Office of: (i) any change of name, residence, or mailing address, and (ii) any material change in economic circumstances.

Defendant further understands that providing false or incomplete information about assets, concealing assets, making materially false statements or representations, or making or using false writings or documents pertaining to assets, taking any action that would impede the forfeiture of assets, or failing to cooperate fully in the investigation and identification of assets may be used as a basis for: (i) separate prosecution, including, under 18 U.S.C. § 1001; or (ii) recommendation of a denial of a reduction for acceptance of responsibility pursuant to the United States Sentencing Guidelines § 3E1.1.

18. Defendant understands and acknowledges that the Court must order restitution for the full amount of the victims' losses pursuant to 18 U.S.C. § 3663A. Defendant understands that the amount of restitution owed to the victims is no less than \$1,464,623.37.

19. Defendant confirms that she is guilty of the offense to which she is pleading guilty; that Defendant's decision to plead guilty is the decision that Defendant has made; and that nobody has forced, threatened, or coerced Defendant into pleading guilty. Defendant affirms that Defendant has reviewed this agreement and enters into it knowingly, voluntarily, and intelligently, and with the benefit of assistance of Defendant's attorney.

20. Defendant is aware that Title 18, United States Code, Section 3742 and Title 28, United States Code, Section 1291 afford Defendant the right to appeal the sentence imposed in this case. Acknowledging this, in exchange for the undertakings made by the United States in this plea agreement, Defendant hereby waives all rights conferred by Sections 3742 and 1291 to appeal any sentence imposed, including any restitution order, or to appeal the manner in which the sentence was imposed, unless the sentence exceeds the maximum permitted by statute or is the result of an upward departure and/or an upward variance from the advisory guideline range that

the Court establishes at sentencing. Defendant further understands that nothing in this agreement shall affect the government's right and/or duty to appeal as set forth in Title 18, United States Code, Section 3742(b) and Title 28, United States Code, Section 1291. However, if the United States appeals Defendant's sentence pursuant to Sections 3742(b) and 1291, Defendant shall be released from the above waiver of appellate rights. By signing this agreement, Defendant acknowledges that Defendant has discussed the appeal waiver set forth in this agreement with Defendant's attorney. Defendant further agrees, together with the Office, to request that the Court enter a specific finding that Defendant's waiver of her right to appeal the sentence imposed in this case was knowing and voluntary.

21. Should Defendant withdraw, or attempt to withdraw, from this plea agreement for any reason, Defendant understands and agrees that any statements made to the government, including any factual statement prepared for submission to the Court in connection with Defendant's guilty plea, will become admissible as evidence and may be introduced affirmatively by the United States against Defendant in any criminal proceeding which may then be in effect or which may at any future time be initiated by the United States.

22. This is the entire agreement and understanding between the Office and Defendant.

There are no other agreements, promises, representations, or understandings.

MARKENZY LAPOINTE
UNITED STATES ATTORNEY

Date: 3/4/2024

By: 

MANOLO REBOSO
ASSISTANT UNITED STATES ATTORNEY

Date: 3/4/2024

By: 

PHILIP LOUIS REIZENSTEIN
ATTORNEY FOR THE DEFENDANT

Date: 3/4/2024

By: 

DORA AMENIERO MARTINEZ
DEFENDANT



SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date December 18, 2024

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaoig.gov	(b)(6); (b)(7)(C)

Regulated Entity

Federal Home Loan Bank

Subject Information

Name	John B. Padilla
Address	(b)(6); (b)(7)(C)
License number or other identifying information	(b)(6); (b)(7)(C)

Description of business relationship between subject and the regulated entity

Former Chairman/Vice-President/Commercial Loan Officer of BancFirst which is a member of the Federal Home Loan Banking system.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Federal Judgement on charge of 18 USC 1344
Date of sanction	December 13, 2024
Court or agency responsible	Western District of Oklahoma

Description of the misconduct

This investigation included obtaining and reviewing records from BancFirst and various other financial institutions and conducting interviews. The investigation revealed that Padilla diverted over \$1 million in loan proceeds derived from loans he approved for his associates and other borrowers. The diverted proceeds were used for Padilla's own personal use. The investigation also revealed that Padilla used false information, such as listed collateral, to qualify borrowers for loans.

On May 7, 2024, Padilla was charged by Information and plead guilty to one (1) count of Bank Fraud.

On December 13, 2024, Padilla was sentenced to 16 months confinement, 3 years supervised release, a \$100 special assessment, and pay \$1,092,135.50 in restitution.

From: (b)(6); (b)(7)(C)
To:
Cc:
Subject: FHFAOIG Referrals
Date: Friday, January 24, 2025 3:14:54 PM
Attachments: [SCP Reporting Form - Garvin.pdf](#)
[SCP Reporting Form - Goodson.pdf](#)
[Garvin Judgment.pdf](#)
[Garvin Superceding Indictment.pdf](#)
[Goodson Information.pdf](#)
[Goodson Judgment.pdf](#)

Hi (b)(6);

Pursuant to 12 C.F.R. § 1277.5(a)(2), FHFA-OIG is submitting the attached documentations to support SCP referrals of two subjects to FHFA.

Please let us know if you have any questions.

Thank you!

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Attorney Advisor
Federal Housing Finance Agency
Office of Inspector General
400 7th Street SW
Washington, DC 20219

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C) @fhfaig.gov



SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date 12/03/2024

Submitter Information

Name	E-mail	Phone
SA (b)(6); (b)(7)(C)	@fhfaoig.gov	(b)(6);

Regulated Entity

FHLB member Banks/ GSE's

Subject Information

Name	Anthony Garvin
Address	(b)(6); (b)(7)(C)
License number or other identifying information	SSN: (b)(6); DOB: (b)(6);

Description of business relationship between subject and the regulated entity

Subject is a licensed real estate agent and real estate investor who applied for and obtained multiple mortgages, HELOC's and short sales from FHLB member banks and the GSE's.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Pled guilty to bank fraud (18 USC 1344) and conspiracy to commit bank fraud (18 USC 1349).
Date of sanction	12/02/2022
Court or agency responsible	U.S. District Court for the District of New Jersey

Description of the misconduct

From in or about January 2011 through approximately November 2017, The Subject (a real estate investor) and co-conspirators conspired to fraudulently induce the FHLB members (lenders) to accept artificially low purchase offers from unqualified borrowers (straw buyers) on properties. The conspirators then resold the properties an inflated prices to buyers who submitted fraudulent mortgage applications to lenders. In addition, the Subject and co-conspirators applied for and obtained multiple HELOCs on the same properties without the knowledge of any of the lenders.

The Subject was charged by Superseding Indictment on June 25, 2019 and pleaded guilty on December 2, 2022. On September 11, 2023 the Subject was sentenced to 24 months in prison, and 3 years supervised release. Restitution was ordered in the amount of \$441,344.24.



SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date 12/03/2024

Submitter Information

Name	E-mail	Phone
SA (b)(6); (b)(7)(C)	@fhfaoig.gov	(b)(6); (b)(7)(C)

Regulated Entity

FHLB member Banks/ GSE's

Subject Information

Name	Christopher Goodson
Address	(b)(6); (b)(7)(C)
License number or other identifying information	SSN: (b)(6); (b)(7)(C) DOB: (b)(6);

Description of business relationship between subject and the regulated entity

Subject is a currently suspended licensed attorney in the State of New Jersey and real estate investor who applied for and obtained multiple mortgages, HELOC's and short sales from FHLB member banks and the GSE's.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Pled guilty to conspiracy to commit bank fraud (18 USC 1349).
Date of sanction	09/07/2023
Court or agency responsible	U.S. District Court for the District of New Jersey

Description of the misconduct

From in or about January 2011 through approximately November 2017, The Subject (a suspended NJ attorney) and others conspired to fraudulently induce the FHLB members (lenders) to accept artificially low purchase offers from unqualified borrowers (straw buyers) on properties. The conspirators then resold the properties an inflated prices to buyers who submitted fraudulent mortgage applications to lenders. In addition, the Subject and co-conspirators applied for and obtained multiple HELOCs on the same properties without the knowledge of any of the lenders..

The Subject was charged by Information and pleaded guilty on September 28, 2018. On September 7, 2023 the Subject was sentenced to 20 months in prison, and 2 years supervised release. Restitution was ordered in the amount of \$325,750. The Subject was released from prison on November 15, 2024.

UNITED STATES DISTRICT COURT
District of New Jersey

UNITED STATES OF AMERICA

v.

CASE NUMBER 2:19-CR-00035-KSH-1

ANTHONY GARVIN

Defendant.

JUDGMENT IN A CRIMINAL CASE
(For Offenses Committed On or After November 1, 1987)

The defendant, ANTHONY GARVIN, was represented by LORRAINE S. GAULI-RUFO.

The defendant pleaded guilty to count(s) 1-5 of the SUPERSEDING INDICTMENT on 12/2/2022. Accordingly, the court has adjudicated that the defendant is guilty of the following offense(s):

<u>Title & Section</u>	<u>Nature of Offense</u>	<u>Date of Offense</u>	<u>Count Number(s)</u>
18:1349	CONSPIRACY TO COMMIT BANK FRAUD	1/2011-11/2017	1s
18:1344 AND 2	BANK FRAUD	1/2011-11/2017	2s-5s

As pronounced on September 11, 2023, the defendant is sentenced as provided in pages 2 through 7 of this judgment. The sentence is imposed pursuant to the Sentencing Reform Act of 1984.

It is ordered that the defendant must pay to the United States a special assessment of \$500.00 for count(s) 1-5, which shall be due immediately. Said special assessment shall be made payable to the Clerk, U.S. District Court.

It is further ordered that the defendant must notify the United States Attorney for this district within 30 days of any change of name, residence, or mailing address until all fines, restitution, costs and special assessments imposed by this judgment are fully paid. If ordered to pay restitution, the defendant must notify the court and United States attorney of any material change in economic circumstances.

Signed this 12th day of September, 2023.

Katharine S. Hayden
Katharine S. Hayden
Senior U.S. District Judge

Defendant: ANTHONY GARVIN
Case Number: 2:19-CR-00035-KSH-1

IMPRISONMENT

The defendant is hereby committed to the custody of the United States Bureau of Prisons to be imprisoned for a term of 24 months on each of Count(s) 1-5 to run concurrently.

The defendant will surrender for service of sentence at the institution designated by the Bureau of Prisons.

The Court recommends designation to a Prison Camp, located as near as possible to defendant's home address.

RETURN

I have executed this Judgment as follows:

At _____ Defendant delivered on _____ To _____, with a certified copy of this Judgment.

United States Marshal

By _____
Deputy Marshal

Defendant: ANTHONY GARVIN
Case Number: 2:19-CR-00035-KSH-1

SUPERVISED RELEASE

Upon release from imprisonment, you will be on supervised release for a term of 3 years on each of Count(s) 1-5, to run concurrently.

Within 72 hours of release from custody of the Bureau of Prisons, you must report in person to the Probation Office in the district to which you are released.

While on supervised release, you must not commit another federal, state, or local crime, must refrain from any unlawful use of a controlled substance and must comply with the mandatory and standard conditions that have been adopted by this court as set forth below.

You must submit to one drug test within 15 days of commencement of supervised release and at least two tests thereafter as determined by the probation officer.

You must cooperate in the collection of DNA as directed by the probation officer

If this judgment imposes a fine, special assessment, costs, or restitution obligation, it is a condition of supervised release that you pay any such fine, assessments, costs, and restitution that remains unpaid at the commencement of the term of supervised release.

You must comply with the following special conditions:

ALCOHOL TESTING AND TREATMENT

You must refrain from the use of alcohol, and must submit to urinalysis or other forms of testing to ensure compliance. It is further ordered that you must submit to evaluation and treatment, on an outpatient or inpatient basis, as approved by the U.S. Probation Office. You must abide by the rules of any program and must remain in treatment until satisfactorily discharged by the Court. You must alert all medical professionals of any prior substance abuse history, including any prior history of prescription drug abuse. The U.S. Probation Office will supervise your compliance with this condition.

DRUG TESTING AND TREATMENT

You must refrain from the illegal possession and use of drugs, including prescription medication not prescribed in your name, and must submit to urinalysis or other forms of testing to ensure compliance. It is further ordered that you must submit to evaluation and treatment, on an outpatient or inpatient basis, as approved by the U.S. Probation Office. You must abide by the rules of any program and must remain in treatment until satisfactorily discharged by the Court. You must alert all medical professionals of any prior substance abuse history, including any prior history of prescription drug abuse. The U.S. Probation Office will supervise your compliance with this condition.

FINANCIAL DISCLOSURE

Upon request, you must provide the U.S. Probation Office with full disclosure of your financial records, including co-mingled income, expenses, assets and liabilities, to include yearly income tax returns. With the exception of the financial accounts reported and noted within the presentence report, you are prohibited from maintaining and/or opening any additional individual and/or joint checking, savings, or other financial accounts, for either personal or business purposes, without the knowledge and approval of the U.S. Probation Office. You must cooperate with the U.S. Probation Officer in the investigation of your financial dealings and must provide truthful monthly statements of your income. You must cooperate in the signing of any authorization to release information forms permitting the U.S. Probation Office access to your financial records.

MENTAL HEALTH TREATMENT

You must undergo treatment in a mental health program approved by the U.S. Probation Office until discharged by the Court. The U.S. Probation Office will supervise your compliance with this condition.

Defendant: ANTHONY GARVIN
Case Number: 2:19-CR-00035-KSH-1

NEW DEBT RESTRICTIONS

You are prohibited from incurring any new credit charges, opening additional lines of credit, or incurring any new monetary loan, obligation, or debt, by whatever name known, without the approval of the U.S. Probation Office. You must not encumber or liquidate interest in any assets unless it is in direct service of the fine and/or restitution obligation or otherwise has the expressed approval of the Court.

SELF-EMPLOYMENT/BUSINESS DISCLOSURE

You must cooperate with the U.S. Probation Office in the investigation and approval of any position of self-employment, including any independent, entrepreneurial, or freelance employment or business activity. If approved for self-employment, you must provide the U.S. Probation Office with full disclosure of your self-employment and other business records, including, but not limited to, all of the records identified in the Probation Form 48F (Request for Self Employment Records), or as otherwise requested by the U.S. Probation Office.

Defendant: ANTHONY GARVIN
Case Number: 2:19-CR-00035-KSH-1

STANDARD CONDITIONS OF SUPERVISION

As part of your supervised release, you must comply with the following standard conditions of supervision. These conditions are imposed because they establish the basic expectations for your behavior while on supervision and identify the minimum tools needed by probation officers to keep informed, report to the court about, and bring about improvements in your conduct and condition.

- 1) You must report to the probation office in the federal judicial district where you are authorized to reside within 72 hours of your release from imprisonment, unless the probation officer instructs you to report to a different probation office or within a different time frame.
- 2) After initially reporting to the probation office, you will receive instructions from the court or the probation officer about how and when you must report to the probation officer, and you must report to the probation officer as instructed.
- 3) You must not knowingly leave the federal judicial district where you are authorized to reside without first getting permission from the court or the probation officer.
- 4) You must answer truthfully the questions asked by your probation officer.
- 5) You must live at a place approved by the probation officer. If you plan to change where you live or anything about your living arrangements (such as the people you live with), you must notify the probation officer at least 10 days before the change. If notifying the probation officer in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
- 6) You must allow the probation officer to visit you at any time at your home or elsewhere, and you must permit the probation officer to take any items prohibited by the conditions of your supervision that he or she observes in plain view.
- 7) You must work full time (at least 30 hours per week) at a lawful type of employment, unless the probation officer excuses you from doing so. If you do not have fulltime employment you must try to find full-time employment, unless the probation officer excuses you from doing so. If you plan to change where you work or anything about your work (such as your position or your job responsibilities), you must notify the probation officer at least 10 days before the change. If notifying the probation officer at least 10 days in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
- 8) You must not communicate or interact with someone you know is engaged in criminal activity. If you know someone has been convicted of a felony, you must not knowingly communicate or interact with that person without first getting the permission of the probation officer.
- 9) If you are arrested or questioned by a law enforcement officer, you must notify the probation officer within 72 hours.
- 10) You must not own, possess, or have access to a firearm, ammunition, destructive device, or dangerous weapon (i.e., anything that was designed, or was modified for, the specific purpose of causing bodily injury or death to another person such as nunchakus or tasers).
- 11) You must not act or make any agreement with a law enforcement agency to act as a confidential human source or informant without first getting the permission of the court.
- 12) If the probation officer determines that you pose a risk to another person (including an organization), the probation officer may require you to notify the person about the risk and you must comply with that instruction. The probation officer may contact the person and confirm that you have notified the person about the risk.

Defendant: ANTHONY GARVIN
Case Number: 2:19-CR-00035-KSH-1

STANDARD CONDITIONS OF SUPERVISION

13) You must follow the instructions of the probation officer related to the conditions of supervision.

For Official Use Only - - - U.S. Probation Office

Upon a finding of a violation of probation or supervised release, I understand that the Court may (1) revoke supervision or (2) extend the term of supervision and/or modify the conditions of supervision.

These conditions have been read to me. I fully understand the conditions, and have been provided a copy of them.

You shall carry out all rules, in addition to the above, as prescribed by the Chief U.S. Probation Officer, or any of his associate Probation Officers.

(Signed) _____
Defendant Date

U.S. Probation Officer/Designated Witness Date

Defendant: ANTHONY GARVIN
Case Number: 2:19-CR-00035-KSH-1

RESTITUTION AND FORFEITURE

RESTITUTION

Pursuant to 18 U.S.C. § 3664(d)(5), the Court shall set a date for the final determination of restitution, not to exceed 90 days after sentencing. During that time, the government shall provide sufficient information including a listing of all identified victims, mailing addresses, and amounts subject to restitution to fashion a restitution order. The restitution hearing date is set for 10/24/2023.

Unless the court has expressly ordered otherwise, if this judgment imposes imprisonment, payment of criminal monetary penalties is due during imprisonment. All criminal monetary penalties, except those payments made through the Federal Bureau of Prisons' Inmate Financial Responsibility Program, are made to the clerk of the court.

Payments shall be applied in the following order: (1) assessment, (2) restitution principal, (3) restitution interest, (4) AVAA assessment, (5) fine principal, (6) fine interest, (7) community restitution, (8) JVTAs assessment, (9) penalties, and (10) costs, including cost of prosecution and court costs.

not limited to, Caviar Apparel Purveyors, LLC (“Caviar Apparel”) and Laura Mae, LLC.

c. Co-Conspirator A (“CC-A”) resided in New Jersey and was an attorney licensed in New Jersey. He previously was a mortgage loan officer.

d. CC-A owned and controlled a law office (“Law Firm 1”), which was based in New Jersey.

e. Co-Conspirator B (“CC-B”) was a resident of New Jersey who negotiated short sales and processed documents on behalf of defendant GARVIN.

f. Individual A and Individual B served as straw borrowers for certain loans obtained as part of the conspiracy.

BACKGROUND

2. Mortgage loans were funded by financial institutions, including certain of the Victim Lenders. Mortgage loans enabled borrowers to finance the purchase of real estate property. The financial institution that provided the mortgage loan retained a secured interest in the property.

3. To obtain a mortgage loan, a borrower ordinarily had to apply and meet income, asset, and credit eligibility requirements. Borrowers submitted various types of documentation to demonstrate their eligibility for mortgage loans. Financial institutions relied on the information submitted by borrowers in making their lending decisions for mortgage loans.

4. Financial institutions also relied on information related to the value and chain of title of a subject property in deciding whether to make a mortgage loan. For example, and among other things, financial institutions examined the transaction history of the subject property, including the date of the most recent transfer, as well as the underlying value of the subject property.

5. If a prospective borrower met a financial institution's lending requirements, and the financial institution was satisfied with the chain of title and value of the subject property, the financial institution usually funded the mortgage loan, typically by causing an electronic wire transfer of funds from the financial institution to a settlement agent, such as a title company or a closing attorney. The settlement agent then distributed the mortgage funds pursuant to a "HUD-1."

6. A HUD-1 was a form prescribed by the United States Department of Housing and Urban Development that included a schedule of the borrower's and seller's charges in a real estate transaction and the disposition of funds.

7. A "deed" was a document that evidenced a transfer of ownership of real estate on a particular date. Deeds included the transaction date, the parties involved, and the amount paid by the buyer. Deeds were "recorded" with the relevant county agency: they were kept on file and were available to the public. The parties to a real estate transaction relied on the deed to reflect the accurate ownership history of a subject property.

8. A “short sale” was a type of real estate transaction in which the property was sold for an amount less than the seller owed on the mortgage. A short sale involved an agreement between the seller and the lender who held the mortgage on the property. The lender agreed to release its mortgage in exchange for payment of less than the total amount owed on the mortgage. After the closing of a short sale transaction, as with other real estate transactions, the deed was recorded with the relevant county agency.

9. A home equity line of credit (“HELOC”) was a loan that financial institutions, including certain of the Victim Lenders, offered to borrowers. The borrower’s equity in their property served as collateral for the HELOC loan. If a financial institution approved a HELOC for a borrower, the borrower became eligible to borrow a certain amount of money, which was required to be repaid within a specified time period and at a specified rate of interest.

10. Financial institutions, including certain of the Victim Lenders, considered a variety of information in determining whether to extend a HELOC loan to a prospective borrower, including:

- a. The amount of equity a borrower had in the property that would serve as collateral for the HELOC loan;
- b. Whether the property that would serve as collateral for the HELOC loan was also serving as collateral for any other loans; and
- c. The prospective borrower’s ability to repay – including, for example, the borrower’s income, debt, and credit history.

11. Like with mortgage loans, to obtain a HELOC loan, a borrower ordinarily had to apply and meet income, asset, debt, and credit eligibility requirements. Borrowers submitted various types of documentation to demonstrate their eligibility for HELOC loans. Financial institutions relied on the information submitted by borrowers in making their lending decisions for HELOC loans.

THE CONSPIRACY

12. From at least as early as in or about January 2011 through in or about November 2017, in Hudson and Essex Counties, in the District of New Jersey and elsewhere, defendant

ANTHONY GARVIN

did knowingly and intentionally conspire and agree with CC-A, CC-B, and others (the “Co-Conspirators”) to execute and attempt to execute a scheme and artifice to defraud financial institutions, and to obtain moneys, funds, credits, assets, securities, and other property owned by, and under the custody and control of, those financial institutions, by means of materially false and fraudulent pretenses, representations, and promises, contrary to Title 18, United States Code, Section 1344.

GOAL OF THE CONSPIRACY

13. The goal of the conspiracy was to profit from buying, selling, and obtaining loans (including mortgage loans and HELOC loans), on real estate properties by making materially false and fraudulent pretenses, representations, and promises to the Victim Lenders.

MANNER AND MEANS OF THE CONSPIRACY

14. It was a part of the conspiracy that the Co-Conspirators conducted fraudulent two-step “short sale flips” on certain subject properties:

a. First: the sale by the original owner (the “A Owner”) to a buyer (the “B Owner”) (the “A-B Transaction”). In the A-B Transaction, the Co-Conspirators and others represented to the financial institution holding the mortgage on the subject property (the “A-B Financial Institution”) that the B Owner was willing to pay a specific price for the subject property—a price less than the amount remaining on the mortgage. The Co-Conspirators thereby convinced the A-B Financial Institution to accept the sale of the subject property at a loss.

b. Second: the Co Conspirators arranged to “flip” the subject property from the B Owner to a third participant (the “C Owner”) (the “B-C Transaction”). The C Owner typically obtained a mortgage from another financial institution (the “B-C Financial Institution”). The B-C Transaction closed for significantly more than the A-B Transaction.

15. It was further part of the conspiracy that the Co-Conspirators fraudulently obtained, and attempted to obtain, HELOC loans using certain subject properties as collateral. Sometimes, the Co-Conspirators applied for and/or obtained more than one HELOC loan on a single property, concealing from each financial institution the existence of the Co-Conspirators' other HELOC applications and/or loans on the same property. This thwarted the financial institutions' efforts to learn of security interests held by other financial institutions in that property and induced each financial institution to approve their respective loan.

16. It was further part of the conspiracy that the Co-Conspirators used affirmative misrepresentations and omissions to advance the conspiracy and to prevent the Victim Lenders from detecting the fraud. For instance:

- a. The Co-Conspirators fraudulently recorded the deeds to certain subject properties;
- b. The Co-Conspirators prepared, and caused to be prepared, false and fraudulent documents relating to mortgage and HELOC loan applications, including but not limited to Universal Residential Loan Applications ("URLAs"), pay stubs, W-2 tax information, tax returns, bank account statements, and title reports.
- c. The Co-Conspirators submitted those false and fraudulent documents to the Victim Lenders as part of mortgage and HELOC loan applications.

17. It was further part of the conspiracy that the Co-Conspirators split the proceeds from the fraudulent short sale transactions and HELOC loans among themselves and others.

18. It was further part of the conspiracy that the Co-Conspirators engaged in fraudulent transactions involving a number of subject properties. Several examples are provided below.

2515 ADAM STREET

19. It was further part of the conspiracy that the Co-Conspirators conducted a fraudulent “short sale flip” of the property located at 2515 Adam Place, Union City, New Jersey (“2515 Adam”), which culminated in defendant GARVIN’s ownership of 2515 Adam:

a. In or about 2006, Person A purchased 2515 Adam.

Financial Institution 1 owned and serviced Person A’s mortgage for 2515 Adam.

b. In or about 2012 and 2013, defendant GARVIN, CC-A, CC-B, and others negotiated an A-B Transaction for 2515 Adam, with Caviar Apparel as the prospective B Owner. As part of this negotiation, the Co-Conspirators caused multiple false and fraudulent documents to be sent to Financial Institution 1.

c. Defendant GARVIN, CC-A, CC-B, and others also caused false and fraudulent documents to be sent to Financial Institution 2 to

convince Financial Institution 2 to provide defendant GARVIN, as the prospective C Owner, with a mortgage for 2515 Adam.

d. The Co-Conspirators then executed the A-B and B-C transactions on 2515 Adam through fraudulent and misleading acts and practices, including by: recording a false and fraudulent deed; submitting fraudulent documents to financial institutions; and using funds from the B-C Transaction to close the A-B Transaction.

e. The Co-Conspirators then split their illicit profits from the fraudulently-engineered short sale flip of 2515 Adam.

239 FULTON AVENUE

20. It was further part of the conspiracy that the Co-Conspirators fraudulently applied for and obtained multiple HELOC loans on the property located at 239 Fulton Avenue, Jersey City, New Jersey (“239 Fulton”).

a. In or about January 2012, defendant GARVIN and others caused an application for a HELOC to be submitted to Financial Institution 3, listing Individual A as the borrower and the resident of 239 Fulton (“HELOC Application 1”).

b. HELOC Application 1 contained false and fraudulent information, including, for example, false and fraudulent pay stubs and W-2 tax documents for Individual A.

c. Approximately one month later, in or about February 2012, defendant GARVIN and others caused an application for a second

HELOC to be submitted that was secured by 239 Fulton – this time listing Individual A and Individual B jointly as the borrowers and the residents of 239 Fulton – but this second HELOC was submitted to Financial Institution 4 (“HELOC Application 2”).

d. HELOC Application 2 also contained false and fraudulent information, including, for example, false and fraudulent pay stubs and W-2 tax documents for Individual A and Individual B.

e. Neither Financial Institution 3 nor Financial Institution 4 was aware of the Co-Conspirators’ nearly-contemporaneous HELOC loan application relating to 239 Fulton to the other financial institution.

f. On or about March 24, 2012, in reliance on HELOC Application 1, Financial Institution 3 funded a HELOC loan for approximately \$100,000 in the name of Individual A.

g. On or about April 2, 2012, in reliance on HELOC Application 2, Financial Institution 4 funded a HELOC loan for approximately \$120,000 in the names of Individual A and Individual B.

h. The Co-Conspirators disbursed the proceeds of these fraudulently-obtained HELOC loans amongst themselves.

42 UNION STREET

21. It was further part of the conspiracy that the Co-Conspirators fraudulently applied for and obtained multiple HELOC loans on the property located at 42 Union Street, Jersey City, New Jersey (“42 Union”).

a. In or about February 2012, defendant GARVIN and others caused an application for a HELOC to be submitted to Financial Institution 5, listing Individual A and Individual B jointly as the borrowers and the residents of 42 Union (“HELOC Application 3”).

b. HELOC Application 3 contained false and fraudulent information, including, for example, false and fraudulent pay stubs and W-2 tax documents for Individual A and Individual B.

c. Also in or about February 2012, defendant GARVIN and others caused an application for a second HELOC to be submitted that was secured by 42 Union, also listing Individual A and Individual B as the borrowers and the residents of 42 Union – but this second HELOC was submitted to Financial Institution 6 (“HELOC Application 4”).

d. HELOC Application 4 also contained false and fraudulent information, including, for example, false and fraudulent pay stubs and W-2 tax documents for Individual A and Individual B.

e. Neither Financial Institution 5 nor Financial Institution 6 was aware of the Co-Conspirators’ nearly-contemporaneous HELOC loan application relating to 42 Union to the other financial institution.

f. On or about March 16, 2012, in reliance on HELOC Application 4, Financial Institution 6 funded a HELOC loan for approximately \$210,000 in the name of Individual A and Individual B.

g. On or about March 24, 2012, Financial Institution 5, in reliance on HELOC Application 3, funded a HELOC loan for approximately \$200,000 in the names of Individual A and Individual B.

22. The Co-Conspirators disbursed the proceeds of these fraudulently-obtained HELOC loans amongst themselves.

All in violation of Title 18, United States Code, Section 1349.

COUNTS TWO THROUGH SIX
(Bank Fraud)

1. The allegations set forth in Paragraphs 1 through 11 and 14 through 22 of Count One are re-alleged and incorporated as if fully set forth herein.

2. From at least as early as in or about January 2011 through in or about November 2017, in Hudson and Essex Counties, in the District of New Jersey and elsewhere, defendant

ANTHONY GARVIN

did knowingly and intentionally execute and attempt to execute a scheme and artifice to defraud financial institutions, and to obtain money, funds, credits, assets, securities, and other property owned by, and under the custody and control of, those financial institutions, by means of materially false and fraudulent pretenses, representations, and promises, namely, through the manner and means described in paragraphs 14 through 22 of Count One of this Indictment, each constituting a separate count of this Indictment:

Count	Victim Lender	Subject Property
2	Financial Institution 2	2515 Adam Place, Union City, New Jersey
3	Financial Institution 3	239 Fulton Avenue, Jersey City, New Jersey
4	Financial Institution 4	239 Fulton Avenue, Jersey City, New Jersey
5	Financial Institution 5	42 Union Street, Jersey City, New Jersey
6	Financial Institution 6	42 Union Street, Jersey City, New Jersey

All in violation of Title 18, United States Code, Sections 1344 and 2.

FORFEITURE ALLEGATION

1. The allegations contained in this Indictment are incorporated by reference as though set forth in full herein for the purpose of noticing forfeiture pursuant to Title 18, United States Code, Section 982(a)(2).

2. The United States hereby gives notice to defendant GARVIN that, upon conviction of the offenses charged in this Indictment, the government will seek forfeiture in accordance with Title 18, United States Code, Section 982(a)(2), which requires any person convicted of such offenses to forfeit any property constituting or derived from proceeds obtained directly or indirectly as a result of such offenses.

3. If any of the above described forfeitable property, as a result of any act or omission of Defendant GARVIN:

- (a) cannot be located upon the exercise of due diligence;
- (b) has been transferred or sold to, or deposited with, a third party;
- (c) has been placed beyond the jurisdiction of the court;
- (d) has been substantially diminished in value; or
- (e) has been commingled with other property which cannot be divided without difficulty

it is the intent of the United States, pursuant to Title 21, United States Code, Section 853(p), as incorporated by Title 28, United States Code, Section 2461(c), to seek forfeiture of any other property of such defendant up to the value of the forfeitable property described in paragraph 2.

A TRUE BILL

~~FOREPERSON~~


CRAIG CARPENITO
UNITED STATES ATTORNEY

CASE NUMBER: 19-35(KSH)

**United States District Court
District of New Jersey**

UNITED STATES OF AMERICA

v.

ANTHONY GARVIN

SUPERSEDING INDICTMENT FOR

18 U.S.C. § 1349

18 U.S.C. § 1344

18 U.S.C. § 2

A True Bill,

Foreperson

CRAIG CARPENITO
UNITED STATES ATTORNEY
FOR THE DISTRICT OF NEW JERSEY

DAVID FEDER
ZACH INTRATER
ASSISTANT U.S. ATTORNEYS
NEWARK, NEW JERSEY
(973) 645-2871 / (973) 645-2728

DF/ZI/201100583

UNITED STATES DISTRICT COURT
DISTRICT OF NEW JERSEY

UNITED STATES OF AMERICA	:	Hon.
	:	
v.	:	Crim. No. 18-590
	:	
CHRISTOPHER GOODSON	:	18 U.S.C. § 1349

I N F O R M A T I O N

The defendant having waived in open court prosecution by Indictment, the United States Attorney for the District of New Jersey charges:

THE DEFENDANT AND OTHERS

1. At various times relevant to this Information:
 - a. Financial Institutions 1 and 2 were each “financial institutions” as defined by Title 18, United States Code, Sections 20 and 27.
 - b. Defendant CHRISTOPHER GOODSON resided in New Jersey and was an attorney licensed in New Jersey. He previously was a mortgage loan officer.
 - c. Defendant GOODSON owned and controlled a law office (“Law Firm 1”), which was based in New Jersey.
 - d. CC-1, a co-conspirator not charged herein, was a resident of New Jersey. CC-1 was a licensed real estate agent in the business of buying and selling real estate. CC-1 controlled numerous entities, including Entity 1.

e. CC-2, a co-conspirator not charged herein, was a resident of New Jersey who negotiated short sales and processed documents on behalf of CC-1.

THE MORTGAGE LENDING PROCESS

2. Mortgage loans were loans funded by financial institutions, which retained a security interest in the property.

3. To obtain a mortgage loan, a prospective borrower ordinarily had to meet income, asset, and credit eligibility requirements. Prospective borrowers applied for mortgage loans and submitted various types of documentation to demonstrate their eligibility for mortgage loans. Financial institutions relied upon the information submitted by borrowers in making their lending decisions.

4. Financial institutions also relied upon information related to the value and chain of title of a subject property. For example, and among other things, financial institutions examined the transaction history of the subject property, including the date of the most recent transfer, as well as the underlying value of the subject property.

5. If a prospective borrower met a financial institution's lending requirements, and the financial institution was satisfied with the chain of title and value of the subject property, the financial institution funded the mortgage loan, typically by causing an electronic wire transfer of funds from the financial institution to a settlement agent, such as a title company or a closing attorney.

The settlement agent then distributed the mortgage funds pursuant to a “HUD-1.”

6. A HUD-1 was a form prescribed by the United States Department of Housing and Urban Development that included a schedule of the borrower’s and seller’s charges in a real estate transaction and the disposition of funds.

7. A deed documented the transfer of ownership of real estate, and was recorded by the closing agent to a real estate transaction with the relevant county agency. The parties to a real estate transaction relied on the deed to establish ownership of a subject property on a particular date.

8. An attorney trust account (“ATA”) was a bank account or its equivalent that was established by an attorney to hold funds belonging to clients or financial institutions.

9. Closing attorneys were responsible for the administration and coordination of the closing of a real estate transaction, including, for example: (1) collecting the closing funds related to the transaction, including down payment funds and mortgage proceeds; (2) maintaining an ATA to safeguard the funds related to the transaction; (3) disbursing the funds related to the transaction; (4) preparing the HUD-1; (5) ensuring clear transfer of title, preparing deeds, and recording the deed; and (6) collecting and submitting documents to the financial institutions involved in the transaction.

10. A short sale was a type of real estate transaction in which the property was sold for less than the amount owed by the seller on the

underlying mortgage on the property. A short sale involved an agreement between the seller and the lender who held a mortgage on the property whereby the lender agreed to release its mortgage in exchange for payment of less than the total amount owed on the mortgage. After the closing of a short sale transaction, as with other real estate transactions, the closing agent was responsible for recording the deed with the relevant county agency to document the transaction date, the parties involved, and the amount paid by the buyer.

THE CONSPIRACY

11. From at least as early as in or about January 2011 through in or about December 2017, in Hudson and Essex Counties, in the District of New Jersey and elsewhere, defendant

CHRISTOPHER GOODSON

did knowingly and intentionally conspire and agree with CC-1, CC-2, and others (the "Co-Conspirators") to execute and attempt to execute a scheme and artifice to defraud financial institutions, and to obtain moneys, funds, credits, assets, securities, and other property owned by, and under the custody and control of, those financial institutions, by means of materially false and fraudulent pretenses, representations, and promises, contrary to Title 18, United States Code, Section 1344.

GOAL OF THE CONSPIRACY

12. The goal of the conspiracy was to profit from the sale and financing of certain properties by engaging in a mortgage fraud scheme based on

materially false and fraudulent representations to Financial Institutions 1 and 2.

MANNER AND MEANS OF THE CONSPIRACY

13. It was a part of the conspiracy that the Co-Conspirators targeted subject properties in New Jersey whose mortgages were in some stage of default proceedings. After identifying a subject property, the Co-Conspirators structured two transactions in a “short sale flip” of the subject property, which generally took place as follows:

a. First: the sale by the original owner (the “A Owner”) to a buyer (the “B Owner”) (the “A-B Transaction”). In the A-B Transaction, the Co-Conspirators and others represented to the financial institution holding the mortgage on the subject property (the “A-B Financial Institution”) that the B Owner was willing to pay a specific price for the subject property—a price less than the amount remaining on the mortgage. The Co-Conspirators thereby convinced the A-B Financial Institution to accept the sale of the subject property at a loss.

b. Second: the Co-Conspirators arranged to “flip” the subject property from the B Owner to a third participant (the “C Owner”) (the “B-C Transaction”). The C Owner typically obtained a mortgage from another financial institution (the “B-C Financial Institution”). The B-C Transaction closed for significantly more than the A-B Transaction.

14. It was further part of the conspiracy that the Co-Conspirators used affirmative misrepresentations and omissions to advance the conspiracy and to prevent the financial institutions from detecting the fraud. For instance:

a. The Co-Conspirators fraudulently recorded the deeds to subject properties to reflect closing dates significantly in advance of the actual closing date of the A-B Transaction. Often, the B-C Transaction was funded and closed even before the actual closing of the A-B Transaction, using the fraudulently recorded deed. Indeed, proceeds provided by the B-C Financial Institutions for the B-C Transactions in reliance on fraudulently recorded deeds sometimes funded the A-B Transactions themselves.

b. The Co-Conspirators prepared false and fraudulent documents, including Uniform Residential Loan Applications ("URLAs"), pay stubs, bank account statements, and title reports, and submitted them as part of mortgage loan applications to the B-C Financial Institutions.

15. It was further part of the conspiracy that the Co-Conspirators split the proceeds from the fraudulent short sale transactions among themselves and others.

SUBJECT PROPERTY: 2515 ADAM PLACE, UNION CITY, NEW JERSEY

16. It was further part of the conspiracy that the Co-Conspirators engaged in fraudulent transactions involving a number of subject properties, including, for example, transactions involving the property located at 2515 Adam Place, Union City, New Jersey ("2515 Adam") that culminated in CC-1's ownership of 2515 Adam.

17. In or around 2006, Person A purchased 2515 Adam. Financial Institution 1 owned and serviced Person A's mortgage for 2515 Adam.

18. In or around 2012 and 2013, defendant GOODSON, CC-1, CC-2, and others negotiated an A-B Transaction on 2515 Adam, with Entity 1 as the prospective B Owner. As part of this negotiation, the Co-Conspirators caused multiple false and fraudulent documents to be sent to Financial Institution 1, including, among other things, false and fraudulent purchase contracts and a false and fraudulent document titled "Affidavit of Arm's Length Transaction." In the latter, the Co-Conspirators falsely represented that there were "no agreements, understandings or contracts relating to the current sale or subsequent sale" of 2515 Adam, when, in fact, the Co-Conspirators already had a contract in place for the impending B-C Transaction for a significantly higher amount.

19. Defendant GOODSON, CC-1, CC-2, and others also caused false and fraudulent documents to be sent to Financial Institution 2 to convince Financial Institution 2 to provide CC-1, as the prospective C Owner, with a

mortgage for 2515 Adam. These included, among other things, a fax sent on or about December 7, 2012 composed of documents that:

- a. concealed CC-1's control over the B Owner, Entity 1, by falsely identifying CC-2 as the person controlling that entity;
- b. contained a false and fraudulent URLA, listing bank account balances far higher than what CC-1 actually held in those accounts; and
- c. contained fraudulent pay stubs for CC-1.

20. The Co-Conspirators then executed the A-B and B-C transactions on 2515 Adam through fraudulent and misleading acts and practices. For example:

- a. The Co-Conspirators closed the B-C Transaction before closing the A-B Transaction, but falsely represented that the A-B Transaction closed first in time by recording a false and fraudulent deed for the A-B Transaction;
- b. The Co-Conspirators used some of the funds from the B-C Transaction to close the A-B Transaction and disperse profits to the Co-Conspirators; and
- c. The Co-Conspirators caused a false and fraudulent HUD-1 to be submitted in connection with the A-B Transaction.

21. The fraudulently engineered short sale flip of 2515 Adam resulted in illicit profits for Entity 1—the difference in value between the A-B and B-C Transactions—that flowed to the Co-Conspirators. Defendant GOODSON and

CC-1 funneled part of their illicit profits from the 2515 Adam transactions, among others, through various bank accounts owned or controlled by them to pay other Co-Conspirators, pay personal expenses, and finance other fraudulent transactions.

All in violation of Title 18, United States Code, Section 1349.

FORFEITURE ALLEGATION

1. The allegations contained in this Information are incorporated by reference as though set forth in full herein for the purpose of noticing forfeiture pursuant to Title 18, United States Code, Section 982(a)(2).

2. The United States hereby gives notice to defendant GOODSON that, upon conviction of the offense charged in this Information, the government will seek forfeiture in accordance with Title 18, United States Code, Section 982(a)(2), which requires any person convicted of such offenses to forfeit any property constituting or derived from proceeds obtained directly or indirectly as a result of such offenses.

3. If any of the above-described forfeitable property, as a result of any act or omission of defendant GOODSON:

- (a) cannot be located upon the exercise of due diligence;
- (b) has been transferred or sold to, or deposited with, a third party;
- (c) has been placed beyond the jurisdiction of the court;
- (d) has been substantially diminished in value; or
- (e) has been commingled with other property which cannot be divided without difficulty

it is the intent of the United States, pursuant to Title 21, United States Code, Section 853(p), as incorporated by Title 28, United States Code, Section 2461(c), to seek forfeiture of any other property of such defendant up to the value of the forfeitable property described in paragraph 2.


CRAIG CARPENITO
UNITED STATES ATTORNEY

CASE NUMBER: _____

**United States District Court
District of New Jersey**

UNITED STATES OF AMERICA

v.

CHRISTOPHER GOODSON

INFORMATION FOR

18 U.S.C. § 1349

**CRAIG CARPENITO
UNITED STATES ATTORNEY
FOR THE DISTRICT OF NEW JERSEY**

**ZACH INTRATER/DAVID W. FEDER
ASSISTANT U.S. ATTORNEY
NEWARK, NEW JERSEY
973-645-2728/2871**

UNITED STATES DISTRICT COURT
District of New Jersey

UNITED STATES OF AMERICA

v.

CASE NUMBER 2:18-CR-00590-KSH-1

CHRISTOPHER GOODSON

Defendant.

**JUDGMENT IN A CRIMINAL CASE
(For Offenses Committed On or After November 1, 1987)**

The defendant, CHRISTOPHER GOODSON, was represented by JOHN C. WHIPPLE.

The defendant pleaded guilty to count(s) 1 of the INFORMATION on 9/28/2018. Accordingly, the court has adjudicated that the defendant is guilty of the following offense(s):

<u>Title & Section</u>	<u>Nature of Offense</u>	<u>Date of Offense</u>	<u>Count Number(s)</u>
18 USC 1349	ATTEMPT AND CONSPIRACY TO COMMIT BANK FRAUD	1/2011-12/2017	1

As pronounced on September 07, 2023, the defendant is sentenced as provided in pages 2 through 6 of this judgment. The sentence is imposed pursuant to the Sentencing Reform Act of 1984.

It is ordered that the defendant must pay to the United States a special assessment of \$100.00 for count(s) 1, which shall be due immediately. Said special assessment shall be made payable to the Clerk, U.S. District Court.

It is further ordered that the defendant must notify the United States Attorney for this district within 30 days of any change of name, residence, or mailing address until all fines, restitution, costs and special assessments imposed by this judgment are fully paid. If ordered to pay restitution, the defendant must notify the court and United States attorney of any material change in economic circumstances.

Signed this 11th day of September, 2023.

Katharine S. Hayden
Katharine S. Hayden
Senior U.S. District Judge

Defendant: CHRISTOPHER GOODSON
Case Number: 2:18-CR-00590-KSH-1

IMPRISONMENT

The defendant is hereby committed to the custody of the United States Bureau of Prisons to be imprisoned for a term of 20 months.

The defendant will surrender for service of sentence at the institution designated by the Bureau of Prisons.

The Court strongly recommends designation to the Prison Camp at Fort Dix.

Ordered: The defendant will surrender on a date set by the BOP, and no earlier than 60-days from the date of this judgment.

RETURN

I have executed this Judgment as follows:

Defendant delivered on _____ To _____
At _____, with a certified copy of this Judgment.

United States Marshal

By _____
Deputy Marshal

Defendant: CHRISTOPHER GOODSON
Case Number: 2:18-CR-00590-KSH-1

SUPERVISED RELEASE

Upon release from imprisonment, you will be on supervised release for a term of 2 years.

Within 72 hours of release from custody of the Bureau of Prisons, you must report in person to the Probation Office in the district to which you are released.

While on supervised release, you must not commit another federal, state, or local crime, must refrain from any unlawful use of a controlled substance and must comply with the mandatory and standard conditions that have been adopted by this court as set forth below.

Based on information presented, you are excused from the mandatory drug testing provision, however, you may be requested to submit to drug testing during the period of supervision if the probation officer determines a risk of substance abuse.

You must cooperate in the collection of DNA as directed by the probation officer

If this judgment imposes a fine, special assessment, costs, or restitution obligation, it is a condition of supervised release that you pay any such fine, assessments, costs, and restitution that remains unpaid at the commencement of the term of supervised release.

You must comply with the following special conditions:

FINANCIAL DISCLOSURE

Upon request, you must provide the U.S. Probation Office with full disclosure of your financial records, including co-mingled income, expenses, assets and liabilities, to include yearly income tax returns. With the exception of the financial accounts reported and noted within the presentence report, you are prohibited from maintaining and/or opening any additional individual and/or joint checking, savings, or other financial accounts, for either personal or business purposes, without the knowledge and approval of the U.S. Probation Office. You must cooperate with the U.S. Probation Officer in the investigation of your financial dealings and must provide truthful monthly statements of your income. You must cooperate in the signing of any authorization to release information forms permitting the U.S. Probation Office access to your financial records.

NEW DEBT RESTRICTIONS

You are prohibited from incurring any new credit charges, opening additional lines of credit, or incurring any new monetary loan, obligation, or debt, by whatever name known, without the approval of the U.S. Probation Office. You must not encumber or liquidate interest in any assets unless it is in direct service of the fine and/or restitution obligation or otherwise has the expressed approval of the Court.

SELF-EMPLOYMENT/BUSINESS DISCLOSURE

You must cooperate with the U.S. Probation Office in the investigation and approval of any position of self-employment, including any independent, entrepreneurial, or freelance employment or business activity. If approved for self-employment, you must provide the U.S. Probation Office with full disclosure of your self-employment and other business records, including, but not limited to, all of the records identified in the Probation Form 48F (Request for Self Employment Records), or as otherwise requested by the U.S. Probation Office.

Defendant: CHRISTOPHER GOODSON
Case Number: 2:18-CR-00590-KSH-1

STANDARD CONDITIONS OF SUPERVISION

As part of your supervised release, you must comply with the following standard conditions of supervision. These conditions are imposed because they establish the basic expectations for your behavior while on supervision and identify the minimum tools needed by probation officers to keep informed, report to the court about, and bring about improvements in your conduct and condition.

- 1) You must report to the probation office in the federal judicial district where you are authorized to reside within 72 hours of your release from imprisonment, unless the probation officer instructs you to report to a different probation office or within a different time frame.
- 2) After initially reporting to the probation office, you will receive instructions from the court or the probation officer about how and when you must report to the probation officer, and you must report to the probation officer as instructed.
- 3) You must not knowingly leave the federal judicial district where you are authorized to reside without first getting permission from the court or the probation officer.
- 4) You must answer truthfully the questions asked by your probation officer.
- 5) You must live at a place approved by the probation officer. If you plan to change where you live or anything about your living arrangements (such as the people you live with), you must notify the probation officer at least 10 days before the change. If notifying the probation officer in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
- 6) You must allow the probation officer to visit you at any time at your home or elsewhere, and you must permit the probation officer to take any items prohibited by the conditions of your supervision that he or she observes in plain view.
- 7) You must work full time (at least 30 hours per week) at a lawful type of employment, unless the probation officer excuses you from doing so. If you do not have fulltime employment you must try to find full-time employment, unless the probation officer excuses you from doing so. If you plan to change where you work or anything about your work (such as your position or your job responsibilities), you must notify the probation officer at least 10 days before the change. If notifying the probation officer at least 10 days in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
- 8) You must not communicate or interact with someone you know is engaged in criminal activity. If you know someone has been convicted of a felony, you must not knowingly communicate or interact with that person without first getting the permission of the probation officer.
- 9) If you are arrested or questioned by a law enforcement officer, you must notify the probation officer within 72 hours.
- 10) You must not own, possess, or have access to a firearm, ammunition, destructive device, or dangerous weapon (i.e., anything that was designed, or was modified for, the specific purpose of causing bodily injury or death to another person such as nunchakus or tasers).
- 11) You must not act or make any agreement with a law enforcement agency to act as a confidential human source or informant without first getting the permission of the court.
- 12) If the probation officer determines that you pose a risk to another person (including an organization), the probation officer may require you to notify the person about the risk and you must comply with that instruction. The probation officer may contact the person and confirm that you have notified the person about the risk.

Defendant: CHRISTOPHER GOODSON
Case Number: 2:18-CR-00590-KSH-1

STANDARD CONDITIONS OF SUPERVISION

13) You must follow the instructions of the probation officer related to the conditions of supervision.

For Official Use Only - - - U.S. Probation Office

Upon a finding of a violation of probation or supervised release, I understand that the Court may (1) revoke supervision or (2) extend the term of supervision and/or modify the conditions of supervision.

These conditions have been read to me. I fully understand the conditions, and have been provided a copy of them.

You shall carry out all rules, in addition to the above, as prescribed by the Chief U.S. Probation Officer, or any of his associate Probation Officers.

(Signed) _____
Defendant Date

U.S. Probation Officer/Designated Witness Date

Defendant: CHRISTOPHER GOODSON
Case Number: 2:18-CR-00590-KSH-1

RESTITUTION AND FORFEITURE

RESTITUTION

Pursuant to 18 U.S.C. § 3664(d)(5), the Court shall set a date for the final determination of restitution, not to exceed 90 days after sentencing. During that time, the government shall provide sufficient information including a listing of all identified victims, mailing addresses, and amounts subject to restitution to fashion a restitution order. The restitution hearing date is set for 10/24/2023 at 11:00 a.m.

Unless the court has expressly ordered otherwise, if this judgment imposes imprisonment, payment of criminal monetary penalties is due during imprisonment. All criminal monetary penalties, except those payments made through the Federal Bureau of Prisons' Inmate Financial Responsibility Program, are made to the clerk of the court.

Payments shall be applied in the following order: (1) assessment, (2) restitution principal, (3) restitution interest, (4) AVAA assessment, (5) fine principal, (6) fine interest, (7) community restitution, (8) JVTA assessment, (9) penalties, and (10) costs, including cost of prosecution and court costs.



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-17-0645 Today's Date: September 13, 2023

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Anthony Garvin

SSN: _____ DOB: _____

Last Known Address: _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

Reset Form

Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR**

Summary: (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

This investigation generally involves a conspiracy by Anthony Garvin and others to conduct fraudulent two-step “short sale flips” on certain subject properties. First, the sale by the original owner (the “A Owner”) to a buyer (the “B Owner”) (the “A-B Transaction”). In the A-B Transaction, the Co-Conspirators and others represented to the bank holding the mortgage on the subject property that the B Owner was willing to pay a specific price (less than the balance of the mortgage) for the property, and convinced the bank to accept the short sale. Second, Garvin and others arranged to “flip” the subject property from the B Owner to a third participant (the “C Owner”) (the “BC Transaction”). The C Owner typically obtained a mortgage from another lender (the “B-C Financial Institution”). This transaction typically closed for significantly more than the A-B Transaction.

The Co-Conspirators fraudulently obtained, and attempted to obtain, HELOC loans using the properties as collateral. Sometimes, they even applied for and/or obtained more than one HELOC loan on a single property, concealing from each financial institution the existence of the Co-Conspirators’ other HELOC applications and/or loans on the same property. Furthermore, the Co-Conspirators used affirmative misrepresentations and omissions to advance the conspiracy and to prevent the Victim Lenders from detecting the fraud by fraudulently recording deeds, filing false and fraudulent documents relating to mortgage and HELOC loan applications, such as loan applications, pay stubs, W-2 tax information, and tax returns. As such, the the Government Sponsored Enterprises and various other mortgage lenders were negatively affected by this scheme.

Submitting Agent: SA (b)(6);
(b)(7)(C) _____

Phone (b)(6); (b)(7)(C) _____ Email: (b)(6);
(b)(7)(C) @fhfaoig.gov _____

Suspend-Debar App
(b)(7)(E)



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-17-0645 Today's Date: 09/15/2023

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated *(please provide name and address of facility below)*

Check one:

Suspension *(please provide corresponding indictment/information)* (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment *(please provide corresponding plea agreement/conviction/judgment)*

Subject's Full Name: Christopher Goodson

SSN: (b)(6): _____ DOB: (b)(6): _____

Last Known Address: (b)(6); (b)(7)(C) _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

Reset Form

Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR Summary:** (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

GOODSON is a New Jersey real estate attorney, founder of the New Jersey Real Estate Investment Club, and the owner of Five-Star Funding, and Grant Montgomery, LLC. GOODSON (and others) identified and targeted distressed homeowners and offered to help them sell their homes through the short sale process. GOODSON fraudulently represented to the mortgage lenders that he or his representatives located buyers willing to purchase the properties at discounted prices. Those buyers were typically “straw buyers” or otherwise connected to GOODSON. In a simultaneous transactions, GOODSON arranged to flip the properties for significantly more money to third parties.

The short sale process was rigged by making false and fraudulent statements and producing false and fraudulent documents to the mortgage lenders, such as pre-approval letters from Five-Star Funding. GOODSON also concealed his ownership of Five-Star Funding from the lenders. To further the scheme, deeds were falsified to hide the simultaneous transactions. In essence, GOODSON controlled every step in the process – the negotiation of the short sale, the funding to the straw buyer, the flip of the property to a third party, and the legal representation throughout the entire process.

Submitting Agent: (b)(6); (b)(7)(C) _____

Phone: (b)(6); (b)(7)(C) _____ Email: (b)(6); (b)(7)(C) @fhfaoig.gov _____



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-17-0645 Today's Date: 09/28/18

- Case Status:
- Indicted
 - Plea agreement accepted
 - Judgment entered
 - Incarcerated *(please provide name and address of facility below)*
 - Guilty plea entered
 - Settlement agreement entered
 - Other _____

Check one:

- Suspension *(please provide corresponding indictment/information)* (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
On July 23, 2018, GOODSON signed a plea agreement in which he agreed to plead guilty to an Information charging him with bank fraud.
- Debarment *(please provide corresponding plea agreement/conviction/judgment)*

Subject's Full Name: Christopher Goodson

SSN: (b)(6); DOB: (b)(6);

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

Print

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Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR Summary:** (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

GOODSON is a New Jersey real estate attorney, founder of the New Jersey Real Estate Investment Club, and the owner of Five-Star Funding, and Grant Montgomery, LLC. GOODSON (and others) identified and targeted distressed homeowners and offered to help them sell their homes through the short sale process. GOODSON fraudulently represented to the mortgage lenders that he or his representatives located buyers willing to purchase the properties at discounted prices. Those buyers were typically “straw buyers” or otherwise connected to GOODSON. In a simultaneous transactions, GOODSON arranged to flip the properties for significantly more money to third parties.

The short sale process was rigged by making false and fraudulent statements and producing false and fraudulent documents to the mortgage lenders, such as pre-approval letters from Five-Star Funding. GOODSON also concealed his ownership of Five-Star Funding from the lenders. To further the scheme, deeds were falsified to hide the simultaneous transactions. In essence, GOODSON controlled every step in the process – the negotiation of the short sale, the funding to the straw buyer, the flip of the property to a third party, and the legal representation throughout the entire process.

On July 23, 2018, GOODSON signed a plea agreement in which he agreed to plead guilty to an Information charging him with bank fraud.

Submitting Agent:

Phone Email: fhfa.ig.gov



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: 17-0645 Today's Date: 09/25/2019

- Case Status: Indicted Guilty plea entered
 Plea agreement accepted Settlement agreement entered
 Judgment entered Other _____
 Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
 On June 25, 2019 a Superseding Indictment was filed against Anthony Garvin in the Judicial District of New Jersey alleging charges of conspiracy to commit bank fraud.
- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Anthony Garvin

SSN: (b)(6); (b)(7)(C) DOB: (b)(6);

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree Disagree

Save

Print

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Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR**

Summary: (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

This investigation generally involves a conspiracy by Anthony Garvin and others to conduct fraudulent two-step “short sale flips” on certain subject properties. First, the sale by the original owner (the “A Owner”) to a buyer (the “B Owner”) (the “A-B Transaction”). In the A-B Transaction, the Co-Conspirators and others represented to the bank holding the mortgage on the subject property that the B Owner was willing to pay a specific price (less than the balance of the mortgage) for the property, and convinced the bank to accept the short sale. Second, Garvin and others arranged to “flip” the subject property from the B Owner to a third participant (the “C Owner”) (the “BC Transaction”). The C Owner typically obtained a mortgage from another lender (the “B-C Financial Institution”). This transaction typically closed for significantly more than the A-B Transaction.

The Co-Conspirators fraudulently obtained, and attempted to obtain, HELOC loans using the properties as collateral. Sometimes, they even applied for and/or obtained more than one HELOC loan on a single property, concealing from each financial institution the existence of the Co-Conspirators’ other HELOC applications and/or loans on the same property. Furthermore, the Co-Conspirators used affirmative misrepresentations and omissions to advance the conspiracy and to prevent the Victim Lenders from detecting the fraud by fraudulently recording deeds, filing false and fraudulent documents relating to mortgage and HELOC loan applications, such as loan applications, pay stubs, W-2 tax information, and tax returns. As such, the the Government Sponsored Enterprises and various other mortgage lenders were negatively affected by this scheme.

Submitting Agent (b)(6); (b)(7)(C) _____

Phone (b)(6); (b)(7)(C) _____ Email: (b)(6); _____@fhfa.ig.gov



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-19-0763 Today's Date: December 16, 2024

- Case Status: Indicted Guilty plea entered
 Plea agreement accepted Settlement agreement entered
 Judgment entered Other _____
 Incarcerated (*please provide name and address of facility below*)

Check one:

Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment (*please provide corresponding plea agreement/conviction/judgment*)
On May 13, 2024, Lisa Santos pled guilty to conspiracy to commit bank fraud. In addition, on September 30, 2024, Lisa Santos was sentenced to 24 months of supervised release and ordered to pay \$10,000 fine.

Subject's Full Name: Lisa Marie Santos

SSN: (b)(6); _____ DOB: (b)(6); _____

Last Known Address: (b)(6); (b)(7)(C) _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

Reset Form

Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR Summary:** (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

Between April 2016 and August 2019, Lisa Santos and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. These loans worth over \$10 million. The material misstatements included false statements concerning the borrower’s income, fabricated assets, fictitious verifications of employment, and other false documents, such as diplomas and transcripts. Additionally, the scheme participants used fictitious identities and companies supported by email accounts and phone numbers controlled by the conspirators to facilitate fraudulent employment verifications.

On July 28, 2022, Lisa Santos was charged in a 3 count indictment by U.S. District Court, Eastern District of California, with one count to 18 U.S.C. § 1349 - Conspiracy to Commit Bank Fraud and two count to 18 U.S.C. § 1344 - Bank Fraud.

On May 13, 2024, Lisa Santos pled guilty to 18 U.S.C. § 1349 - Conspiracy to Commit Bank Fraud. In addition, on September 30, 2024, Lisa Santos was sentenced to 24 months of supervised release and ordered to pay \$10,000 fine.

Submitting Agent: (b)(6); (b)(7)(C) _____

Phone (b)(6); (b)(7)(C) _____ Email: (b)(6); (b)(7)(C) fhfaoig.gov _____



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-19-0763 Today's Date: December 16, 2024

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment (*please provide corresponding plea agreement/conviction/judgment*)
 On May 20, 2024, German Lopez pled guilty to conspiracy to commit bank fraud. In addition, on November 18, 2024, German Lopez was sentenced to 18 months in prison, 36 months of supervised released, and ordered to pay \$100,000 fine. German Lopez is scheduled to self-surrender on February 18, 2025 for his sentence.

Subject's Full Name: German Antonio Lopez-Velasquez

SSN: (b)(6); DOB: (b)(6);

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

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suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR Summary:** (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

Between April 2016 and August 2019, German Lopez, and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. These loans worth over \$10 million. The material misstatements included false statements concerning the borrower’s income, fabricated assets, fictitious verifications of employment, and other false documents, such as diplomas and transcripts. Additionally, the scheme participants used fictitious identities and companies supported by email accounts and phone numbers controlled by the conspirators to facilitate fraudulent employment verifications.

On July 28, 2022, German Lopez was charged in a 10 count indictment by U.S. District Court, Eastern District of California, with one count to 18 U.S.C. § 1349 - Conspiracy to Commit Bank Fraud, eight count to 18 U.S.C. § 1344 - Bank Fraud, and one count to 18 U.S.C. § 1512(b)(3) - Witness Tampering.

On May 20, 2024, German Lopez pled guilty to 18 U.S.C. § 1349 - Conspiracy to Commit Bank Fraud. In addition, on November 18, 2024, German Lopez was sentenced to 18 months in prison, 36 months of supervised release, and ordered to pay \$100,000 fine.

German Lopez is scheduled to self-surrender on February 18, 2025 for his sentence.

Submitting Agent: (b)(6); (b)(7)(C) _____

Phone: (b)(6); (b)(7)(C) _____ Email: (b)(6); (b)(7)(C) hfaoig.gov _____

suspend-Debar App

(b)(7)(E)



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-19-0763 Today's Date: August 18, 2022

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
See Attached.

- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Lisa Marie Santos

SSN: (b)(6); (b)(7)(C) DOB: (b)(6);

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

Print

Reset Form

Suspend-Debar App
(b)(7)
(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

During the period April 2016 to August 2019, German Antonio Lopez Velasquez, Marko Antonio Lopez and Lisa Marie Santos and others executed a scheme to defraud financial institutions by means of false and fraudulent representations to include false employment, earnings statements, gift letters and assets resulting in borrowers obtaining loans they were not qualified for.

Suspend-Debar App

(b)(7)
(E)



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-19-0763 Today's Date: August 18, 2022

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
See Attached.

- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Marko Antonio Lopez

SSN: (b)(6); _____ DOB: (b)(6); _____

Last Known Address: (b)(6); (b)(7)(C) _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

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suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

During the period April 2016 to August 2019, German Antonio Lopez Velasquez, Marko Antonio Lopez and Lisa Marie Santos and others executed a scheme to defraud financial institutions by means of false and fraudulent representations to include false employment, earnings statements, gift letters and assets resulting in borrowers obtaining loans they were not qualified for.

Suspend-Debar App

(b)(7)
(E)



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-19-0763 Today's Date: August 18, 2022

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
See Attached.

- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: German Antonio Lopez Velasquez

SSN: (b)(6); _____ DOB: (b)(6); _____

Last Known Address: (b)(6); (b)(7)(C) _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

Print

Reset Form

suspend-Debar App
(b)(7)
(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

During the period April 2016 to August 2019, German Antonio Lopez Velasquez, Marko Antonio Lopez and Lisa Marie Santos and others executed a scheme to defraud financial institutions by means of false and fraudulent representations to include false employment, earnings statements, gift letters and assets resulting in borrowers obtaining loans they were not qualified for.



OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

DATE: August 19, 2022

TO: Craig T. Clemmensen, Director, Departmental Enforcement Center
U.S. Department of Housing and Urban Development

FROM: (b)(6); (b)(7)(C) Special Agent In Charge,
Federal Housing Finance Agency – Office of Inspector General

SUBJECT: Suspension Referral German Lopez, Marko Lopez, and Lisa Santos
FHFA-OIG Case # I-19-0763

The Federal Housing Finance Agency – Office of Inspector General hereby refers the above-named individuals for suspension.

On July 28, 2022, the United States Attorney’s Office for the Eastern District of California criminally charged German Lopez, Marko Lopez, and Lisa Santos with multiple violations, to include conspiracy, Bank Fraud, and Witness Tampering. During the period April 2016 to August 2019, German Lopez, Marko Lopez, Lisa Santos, and others executed a scheme to defraud financial institutions by means of false and fraudulent representations to include false employment, earnings statements, gift letters and assets resulting in borrowers obtaining loans for which they were not qualified. A copy of the indictment detailing the charges and alleged overt acts has been attached in support of this suspension referral to Departmental Enforcement Center, U.S. Department of Housing and Urban Development.

The above-described activity constitutes several grounds for suspension in connection with covered transactions involving the U.S. Department of Housing and Urban Development as well as other federal agencies.

For factual questions concerning this matter, or if you require additional information, please contact Special Agent (b)(6); (b)(7)(C) or at (b)(6); (b)(7)(C) fhfaig.gov.

For questions of a legal nature, please contact FHFA-OIG’s Attorney Advisor (b)(6); (b)(7)(C) at (b)(6); (b)(7)(C)

ATTACHED:
Indictment
(3) Form FH4-15 Suspend-Debar

Wolfson, Erik M

From: SuspendedCounterparty Program <SuspendedCounterpartyProgram@fhfa.gov>
Sent: Wednesday, August 20, 2025 11:00 AM
To: (b)(6); (b)(7)(C)
Cc:
Subject: Suspended Counterparty Program

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This message was sent securely using Zix®

CONTROLLED

Good morning,

A determination was made not to suspend Juliette Leeseman. Leeseman was referred by FHFA-OIG.

(b)(6); (b)(7)(C)

Suspended Counterparty Program Office
Federal Housing Finance Agency | SuspendedCounterpartyProgram@FHFA.gov

The Suspended Counterparty Program regulation and list can be viewed at www.FHFA.gov/SuspendedCounterpartyList.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-19-0746 Today's Date: 11/1/2024

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Juliette Leeseman

SSN: (b)(6); (b)(7)(C) DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

Reset Form

suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR Summary:** (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

On October 9, 2019, in the Middle District of Florida, former licensed real estate agent Juliette Leeseman was charged with violating 18 U.S.C. § 1014 (False Statements on a Loan Application) for her role in a short sale fraud scheme. According to the Criminal Information, Leeseman made false representations on the short sale of her primary residence, wherein she falsely certified that the sale of her property was an “arms length transaction” when, in truth and in fact, Leeseman sold the property to her domestic partner. On October 19, 2019, Leeseman pled guilty to the charge. On April 13, 2021, Leeseman was sentenced to two months incarceration and five years of supervised release, and ordered to pay restitution in the amount of \$121,452.78.

Submitting Agent: (b)(6); (b)(7)(C) _____

Phone: (b)(6); (b)(7)(C) _____ Email: (b)(6); (b)(7)(C) fhfaoig.gov _____



SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date 11/4/2024

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)		

Regulated Entity

FNMA/FHLMC

Subject Information

Name	Juliette Leeseman
Address	(b)(6); (b)(7)(C)
License number or other identifying information	(b)(6); (b)(7)(C)

Description of business relationship between subject and the regulated entity

Former State of Florida licensed real estate agent.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Conviction, Sentenced
Date of sanction	10/14/2020
Court or agency responsible	

Description of the misconduct

On October 9, 2019, in the Middle District of Florida, former licensed real estate agent Juliette Leeseman was charged with violating 18 U.S.C. § 1014 (False Statements on a Loan Application) for her role in a short sale fraud scheme. According to the Criminal Information, Leeseman made false representations on the short sale of her primary residence, wherein she falsely certified that the sale of her property was an "arm's length transaction" when, in truth and in fact, Leeseman sold the property to her domestic partner. On October 19, 2019, Leeseman pled guilty to the charge. On April 13, 2021, Leeseman was sentenced to two months incarceration and five years of supervised release and ordered to pay restitution in the amount of \$121,452.78.



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Mahendra Prasad

SSN: (b)(6); (b)(7)(C) DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

Print

Reset Form

suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

Beginning in or around May 2006 and continuing to about June 1, 2015, the defendants (below) allegedly conspired to defraud mortgage lenders and financial institutions by making false statements on loan applications and short-sale documents in order to obtain properties in their names and the names of others.

The following individuals were indicted on June 25, 2015, and charged with violations of Title 18 Sections 1349, 1341, 1014 and criminal asset forfeiture:

Jyoteshna Karan, a real estate professional;
Praveen Singh, Karan's husband and owner/officer of corporate entities used in the alleged short sale fraud transactions;
Mahendra Prasad,
Phul Singh,
Sunita Singh,
Nani Isaac
Martin Bahrami.

The scheme involved at least 25 properties from Sacramento to Modesto, some of which were owned by the GSEs, and caused losses to lenders of more than \$3 million.



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Jyoteshna Karan

SSN: (b)(6); (b)(7)(C) DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

Print

Reset Form

suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

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Phul Singh,
Sunita Singh,
Nani Isaac
Martin Bahrami.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

- Case Status:
- Indicted
 - Guilty plea entered
 - Plea agreement accepted
 - Settlement agreement entered
 - Judgment entered
 - Other _____
 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Sunita Devi Singh

SSN: (b)(6); (b)(7)(C) DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

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Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

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Phul Singh,
Sunita Singh,
Nani Isaac
Martin Bahrami.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

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- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Phul Singh

SSN: (b)(6); (b)(7)(C) DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

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Reset Form

Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

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Phul Singh,
Sunita Singh,
Nani Isaac
Martin Bahrami.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

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Check one:

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- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Praveen Singh

SSN: (b)(6); (b)(7)(C) _____ DOB: (b)(6); _____

Last Known Address: (b)(6); (b)(7)(C) _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

Print

Reset Form

suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

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Mahendra Prasad,
Phul Singh,
Sunita Singh,
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Martin Bahrami.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

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Check one:

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- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Nani Warda Isaac

SSN: (b)(6); _____ DOB: (b)(6); _____
(b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C) _____

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

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suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

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Praveen Singh, Karan's husband and owner/officer of corporate entities used in the alleged short sale fraud transactions;
Mahendra Prasad,
Phul Singh,
Sunita Singh,
Nani Isaac
Martin Bahrami.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-14-0397 Today's Date: June 30, 2015

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 - Incarcerated (*please provide name and address of facility below*)

Check one:

- Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)
- Debarment (*please provide corresponding plea agreement/conviction/judgment*)

Subject's Full Name: Martin Bahrami

SSN: (b)(6); (b)(7)(C) DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

- Agree
- Disagree

Save

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Reset Form

suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative (250 word synopsis—begin/end date of scheme, approximate dollar loss, and GSE and HUD nexus (negative statement if no HUD nexus))

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Phul Singh,
Sunita Singh,
Nani Isaac
Martin Bahrami.

The scheme involved at least 25 properties from Sacramento to Modesto, some of which were owned by the GSEs, and caused losses to lenders of more than \$3 million.



OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

DATE: October 28, 2019

TO: Craig T. Clemmensen, Director, Departmental Enforcement Center
U.S. Department of Housing and Urban Development

FROM: (b)(6); (b)(7)(C) Special Agent in Charge
Federal Housing Finance Agency – Office of Inspector General

SUBJECT: Debarment Referral for Martin Bahrami (I-14-0397)

The Federal Housing Finance Agency – Office of Inspector General hereby refers the above-named individuals for debarment.

Beginning in or around May 2006 and continuing to about June 1, 2015, the defendants (below) conspired to defraud mortgage lenders and financial institutions by making false statements on loan applications and short-sale documents in order to obtain properties in their names and the names of others. The following individuals were indicted on June 25, 2015, and charged with violations of Title 18 Sections 1349, 1341, 1014, and criminal asset forfeiture:

Jyoteshna Karan, a real estate professional; Praveen Singh, Karan's husband and owner/officer of corporate entities used in the alleged short sale fraud transactions; Mahendra Prasad, (b)(6); (b)(7)(C) Nani Isaac and Martin Bahrami. The scheme involved at least 25 properties from Sacramento to Modesto, and caused losses to lenders of more than \$3 million.

On October 15, 2019 Bahrami was sentenced to 1 day jail, \$200 Special Assessment and 24 months of Supervised Release. Further, the property Bahrami fraudulently purchased was ordered to be forfeited.

The above described activity constitutes several grounds for debarment in connection with covered transactions involving the U.S. Department of Housing and Urban Development as well as other federal agencies.

For factual questions concerning this matter, or if you require additional information, please contact (b)(6); (b)(7)(C)

For questions of a legal nature, please contact FHFA-OIG's Attorney Advisor (b)(6); (b)(7)(C) at (b)(6); (b)(7)(C)

ATTACHED:
Debarment Application; Sentencing Document

Page 1 of 1

Withheld pursuant to exemption

(b)(6)

of the Freedom of Information and Privacy Act

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

UNITED STATES OF AMERICA

CASE NO.: _____

v.
DORA AMENEIRO MARTINEZ, a/k/a
Dora Ameneiro, a/k/a Dora Martinez, a/k/a
Dora Castaneda, _____/
Defendant.

CERTIFICATE OF TRIAL ATTORNEY

Court Division (select one)

- Miami
- Key West
- FTP
- FTL
- WPB

Superseding Case Information:

New Defendant(s) (Yes or No) _____
 Number of New Defendants _____
 Total number of counts _____

I do hereby certify that:

1. I have carefully considered the allegations of the indictment, the number of defendants, the number of probable witnesses and the legal complexities of the Indictment/Information attached hereto.
2. I am aware that the information supplied on this statement will be relied upon by the Judges of this Court in setting their calendars and scheduling criminal trials under the mandate of the Speedy Trial Act, Title 28 U.S.C. §3161.
3. Interpreter: (Yes or No) No
List language and/or dialect: _____
4. This case will take 0 days for the parties to try.
5. Please check appropriate category and type of offense listed below:
 (Check only one) (Check only one)
 I 0 to 5 days Petty
 II 6 to 10 days Minor
 III 11 to 20 days Misdemeanor
 IV 21 to 60 days Felony
 V 61 days and over
6. Has this case been previously filed in this District Court? (Yes or No) No
If yes, Judge _____ Case No. _____
7. Has a complaint been filed in this matter? (Yes or No) No
If yes, Magistrate Case No. _____
8. Does this case relate to a previously filed matter in this District Court? (Yes or No) No
If yes, Judge _____ Case No. _____
9. Defendant(s) in federal custody as of _____
10. Defendant(s) in state custody as of _____
11. Rule 20 from the _____ District of _____
12. Is this a potential death penalty case? (Yes or No) No
13. Does this case originate from a matter pending in the Northern Region of the U.S. Attorney's Office prior to August 8, 2014 (Mag. Judge Shanick Maynard)? (Yes or No) No
14. Does this case originate from a matter pending in the Central Region of the U.S. Attorney's Office prior to October 3, 2019 (Mag. Judge Jared Strauss)? (Yes or No) No
15. Did this matter involve the participation of or consultation with now Magistrate Judge Eduardo I. Sanchez during his tenure at the U.S. Attorney's Office, which concluded on January 22, 2023? No

By: 
 Manolo Reboso
 Assistant United States Attorney
 FL Bar No. 75397

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

PENALTY SHEET

Defendant's Name: DORA AMENEIRO MARTINEZ, a/k/a Dora Ameneiro, a/k/a Dora Martinez, a/k/a Dora Castaneda

Case No: _____

Count #: 1

Bank Fraud

Title 18, United States Code, Section 1344

***Max. Term of Imprisonment:** Thirty (30) years

***Mandatory Min. Term of Imprisonment (if applicable):**

***Max. Supervised Release:** Three (3) years

***Max. Fine:** \$1,000,000

Count #: 2

Wire Fraud

Title 18, United States Code, Section 1343

***Max. Term of Imprisonment:** Twenty (20) years

***Mandatory Min. Term of Imprisonment (if applicable):**

***Max. Supervised Release:** Three (3) years

***Max. Fine:** \$250,000

***Refers only to possible term of incarceration, does not include possible fines, restitution, special assessments, parole terms, or forfeitures that may be applicable.**



**United States
Attorney's Office
Southern District of Florida**

PRESS RELEASE

Former title agent sentenced to 36 months in prison for \$6.6 million mortgage fraud scheme

Thursday, May 23, 2024

For Immediate Release

U.S. Attorney's Office, Southern District of Florida

MIAMI – On May 22, a former title agent was sentenced to 36 months in federal prison and ordered to pay \$6,634,750.00 in forfeiture for carrying out a \$6.6 million mortgage fraud scheme. A restitution hearing is scheduled for Aug. 16.

Dora Ameneiro Martinez, 45, Haines City, Florida, was a licensed title agent in the State of Florida. She owned Apex Title Agency Incorporated (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork and Closing Disclosures, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they

were in first position and the mortgage was secured by a property that was unencumbered. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan that, upon receiving the newly refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if they would have known that Martinez was not going to immediately pay off the existing mortgage in accordance with the Closing Disclosure. The lender relied on Martinez to pay off the existing mortgage to be in first position.

U.S. Attorney Markenzy Lapointe for the Southern District of Florida, Special Agent in Charge Brian Tucker of the Eastern Region, Office of Inspector General for the Board of Governors of the Federal Reserve System and the Consumer Financial Protection Bureau (FRB-OIG), and Special Agent in Charge Edwin S. Bonano of the Federal Housing Finance Agency Office of Inspector General (FHFA-OIG) announced the sentence imposed by Chief U.S. District Judge Cecilia M. Altonaga.

FRB-OIG and FHFA-OIG investigated the case. Assistant U.S. Attorney Manolo Rebozo is prosecuting the case. Assistant U.S. Attorney Daren Grove is handling asset forfeiture.

Related court documents and information may be found on the website of the District Court for the Southern District of Florida at www.flsd.uscourts.gov or at <http://pacer.flsd.uscourts.gov>, under case number 23-cr-20451.

###

Contact

Public Affairs Unit

U.S. Attorney's Office

Southern District of Florida

USAFLS.News@usdoj.gov

Updated May 23, 2024

WES MOORE
Governor

ARUNA MILLER
Lt. Governor



Maryland
INSURANCE ADMINISTRATION

KATHLEEN A. BIRrane
Commissioner

TAMMY R. J. LONGAN
Acting Deputy Commissioner

200 St. Paul Place, Suite 2700, Baltimore, Maryland 21202
Direct Dial: 410-468-2018 Fax: 410-468-2020
Email: orders.mia@maryland.gov
1-800-492-6116 TTY: 1-800-735-2258
www.insurance.maryland.gov

January 16, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
REGULAR MAIL

Jamie L. Alford

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Re: *Maryland Insurance Administration v. Jamie L. Alford*
Case No.: MIA-2024-01-010

Dear Ms. Alford:

The Maryland Insurance Commissioner has entered an Order taking disciplinary action against you. A copy of the Order is attached and is self-explanatory. This Order is subject to your right to request a hearing as set forth on the last page of the Order.

Please include the above case number on all future correspondence to the administration. **Payment of administrative penalties must also reference the above case number or include a copy of this letter when making payment.**

If you have any questions regarding this Order, you may contact Joseph E. Smith, Acting Associate Commissioner, Fraud and Enforcement at 410-468-2475.

Sincerely,

/s/kn
Hearings and Appeals Coordinator

Enclosure

cc: Tammy R. J. Longan, Acting Deputy Commissioner
Joseph E. Smith, Acting Associate Commissioner
Ioannis Laskaris, Assistant Attorney General
Craig Ey, Director of Communications
Jeffrey Gross, Chief of Special Projects
Kristen A. Newton, Management Associate

MARYLAND INSURANCE
ADMINISTRATION

v.

JAMIE L. ALFORD

(b)(6); (b)(7)(C)

LICENSE NO.: (b)(6);
(b)(7)(C)

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CASE NO.: MIA-2024-01-010

Enf. File No.: TC-280-2021

ORDER

This Order is issued by the Maryland Insurance Administration (the “Administration”) against Jamie L. Alford (“Respondent”) pursuant to Md. Code Ann., Insurance §§ 2-108, 2-201, and 2-204 (2017 Repl. Vol. & Supp.) for the violations of the Maryland Insurance Article identified and described.¹

I. RELEVAT MATERIAL FACTS

1. On December 28, 2001, Respondent was issued a Maryland resident title insurance producer license. Respondent’s title producer license expired on March 31, 2022.
2. On March 18, 2021, a federal criminal complaint was filed against Respondent in the matter of *U.S.A. v. Alford*, Case No.: 8:22-CR-00277-DLB, U.S. Dist. Crt. for Maryland.
3. Respondent’s initial court appearance was on March 26, 2021. Notwithstanding the requirement in § 10-126(g), Respondent did not report the prosecution to the Commissioner within 30 days of her initial court appearance.
4. In summary, the criminal information alleges that from at least 2011 to 2017, Respondent and her now deceased husband (“decedent”) violated their fiduciary duties by embezzling funds

¹ Unless otherwise indicated, all statutory references in this Order are to the Insurance Article of the Maryland Code.

during real estate closings. The money was taken from both buyers and sellers. Respondent also took money from the title company for which she worked. Respondent's fraud was typically accomplished by:

- a. inflating or inventing various fees or taxes, creating false entries in settlement documents, and creating forged or altered checks;
- b. submitting false information, including false settlement statements, to financial institutions;
- c. Causing the forged or alter checks to be drawn on their employer's escrow and operating accounts and then cashed those checks or deposited the money into accounts Respondent and decedent controlled.

5. Between 2011 and 2016, Respondent allegedly received a total of \$653,537.91 from "Company 1"² both lawfully and unlawfully. However, Respondent reported her salary to the State of Maryland for that time period to be only \$302,462.50.

6. On September 19, 2022, in reference to the March 2021 charges, Respondent pled guilty to a Criminal Information filed in the United States District Court in Greenbelt, Maryland to one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution, a violation of 18 U.S.C. § 1349. The Criminal Information described the "Manner and Means of the Conspiracy and Scheme to Defraud" as:

Decedent and Respondent "inflated or invented various fees or taxes, created false entries in the settlement documents, and created or altered checks. [Decedent and Respondent] thereafter faxed or emailed the settlement documents to financial institutions as part of the settlement process. The false entries on the settlement documents were relied upon by financial institutions to issue mortgage loans, but for the wrong amounts. [Decedent and Respondent] caused the forged or altered checks to be drawn on Company 1's escrow and operating accounts and the funds

² The Indictment refers to the title company as Company 1. That reference is maintained in this Order.

to be subsequently deposited in accounts controlled by [Decedent and Respondent], or cash.”

7. Respondent’s criminal conviction is a felony conviction involving dishonesty or breach of trust pursuant to 18 U.S.C. § 1033. As such, Respondent is prohibited from engaging in the business of insurance. Although there is a mechanism for a prohibited person such as Respondent to seek written consent to work in the business of insurance, Respondent has not applied to the Commissioner for written consent to engage in the business of insurance.

8. On November 1, 2023, Respondent was sentenced to time served, 18 months of supervised release, and ordered to pay \$662,490.15 in restitution to the victims.

9. On December 18, 2023, an investigator for the Administration performed a Google search, and identified a website, (b)(6); (b)(7)(C) /jamie-alford/, for (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C) and found the following biography for Respondent, Jamie Alford:

With over 25 years in the title insurance industry, Jamie L. Alford brings a wealth of knowledge to the (b)(6); (b)(7)(C) team. Jamie manages the Southern Maryland Division of (b)(6); (b)(7)(C) ensuring the title processing, closing, and post-closing steps are completed as effectively as possible. Her top priority is the satisfaction of all her clients, which is something she accomplishes by keeping the transactions professional and moving smoothly.

Prior to (b)(6); (b)(7)(C) Jamie spent 6 years in Anne Arundel County overseeing her office and prior to that she spent 15 years managing a Southern Maryland office. Jamie regularly trains and educates fellow colleagues on the latest title updates as well as the basics of real estate practices to those just getting started.

When she’s not working, she’s busy with her four sons. She enjoys spending time with family and friends.

Jamie holds a Maryland Title Insurance License, is a Notary Public, and a member of the American Land and Title Association (ALTA).

10. An investigator for the Administration obtained Respondent’s wage history from the Maryland Department of Labor, which revealed Respondent was employed and paid by (b)(6); (b)(7)(C) in

the second and third quarter of 2021, the second, third, and fourth quarter of 2022, and the first, second and third quarter of 2023. This is evidence that Respondent willfully engaged or participated in the business of insurance despite the fact that her insurance license expired and despite her prohibited status under 18 U.S.C. § 1033. As detailed below, it is unlawful for a person with a felony conviction involving dishonesty or breach of trust to willfully engage in the business of insurance whose activities affect interstate commerce or participate in such business. Although the Commissioner does not enforce 18 U.S.C. § 1033, Respondent's violation of that law is a demonstration that she lacks the trustworthiness or competence required of insurance producers pursuant to § 10-126(a)(13). *See* below.

11. An investigator for the Administration examined the licensing record for (b)(6); (b)(7)(C) (b)(6); (b)(7)(C) Respondent was identified as the treasurer [a person appointed to administer or manage financial assets...], effective June 3, 2020.

12. On January 3, 2023, investigators for the Administration visited (b)(6); (b)(7)(C) The investigators were greeted by Respondent, who identified herself as the "office manager." An investigator presented Respondent with an Order to Examine. Respondent provided a business card, which identified Respondent as "Office Manager" and "Senior Processor." Respondent added that the business card was "an old one." Respondent described her job duties as ordering supplies, marketing material, and processing order pay offs, which she described as "paying off mortgages."

13. An investigator for the Administration learned that Respondent is a Maryland Notary Public. As such, in accordance with the Code of Maryland Regulations ("C.O.M.A.R."), Respondent was required to report her felony conviction to the Secretary of State ("S.O.S") within 10 days. 01.02.08.11. (D), States:

A notary public convicted of a felony or crime involving fraud, dishonesty, or deceit shall report the conviction to the Office of the Secretary of State within 10 days of the conviction or within 10 days after they are released from incarceration, whichever is later. Failure to properly report under this paragraph may result in an enforcement action against the notary public under this regulation.

An investigator for the Administration contacted a representative for S.O.S. and learned that despite C.O.M.A.R., Respondent failed to report her felony conviction.

14. During the course of its investigation, the Administration learned that on February 12, 1997, in Prince George's County, Maryland, in the matter of State of Maryland v. Alford, Case No.: CT971624X, Respondent was indicted on allegations of theft and misappropriation by a fiduciary, as follows:

The Grand Jurors of the State of Maryland, for the body of Prince George's County, on their oath do present that JAMIE LYNN ALFORD late of Prince George's County, aforesaid, between the 1st day of November, nineteen hundred and ninety-five, and the 26th day of December, nineteen hundred and ninety-five, at Prince George's County aforesaid, did unlawfully steal United States currency, the property of County Chrysler-Plymouth, Inc., having a value of more than three hundred dollars (\$300.00), current money of the United States, in violation of Article 27, Section 342 of the Annotated Code of Maryland, 1957 edition, as amended, and against the peace, government and dignity of the State. (Theft over \$300.00)

SECOND COUNT The Grand jurors of the State of Maryland, for the body of Prince George's County, on their oath do present that JAMIE LYNN ALFORD late of Prince George's County, aforesaid, between the 1st day of November, nineteen hundred and ninety-five, and the 26th day of December, nineteen hundred and ninety-five, at Prince George's aforesaid, pursuant to one scheme and continuing course of conduct, did fraudulently and willfully appropriate to a use and purpose, not in the due and lawful execution of his trust, money having come into the hands of JAMIE LYNN ALFORD, in his fiduciary capacity, in violation of Article 27, Section '132 of the Annotated Code of Maryland, 1957 edition, as amended, and against the peace, government and dignity of the State. (Misappropriation by fiduciary)

15. The application for statement of charges, prepared by a Prince Georges County, Maryland police detective stated:

[D]efendant [Respondent] Did ...pursuant to one scheme and course of conduct steal the money of Country Chrysler Plymouth, Inc....having a value of \$4707.29 in violation of Article 27, Section 342 of the Annotated Code of Maryland. ... The defendant [Respondent] was a cashier at Country Chrysler Plymouth. From 11-1-95 to 12-31-95, the defendant [Respondent] altered financial document by recording cash payments as other forms of payment, adjusting balances on invoices by reprinting them, and by not logging monies received. The defendant [Respondent], on several occasions, would take cash received from invoices and, instead of recording it as cash on the daily sales sheet, she would record it as a credit card sale or an accounts receivable. The defendant [Respondent] also, on several occasions, received cash payments for sales invoices and recorded an amount on the daily sales total that was less than the amount received from the customer. On two occasions, the defendant [Respondent] reprinted sales invoices after the customer had already paid and adjusted the labor total on the invoice to reflect an amount less than the original invoice. She then wrote false amounts of monies received on the invoice and never deposited the original amount of money received. There were also several invoices that defendant [Respondent] received cash payment, signed her name and marked paid on the invoice, but then would not record them on the daily sales sheet or deposit the money in the bank.

On 02/04/97, the defendant [Respondent] came into the station voluntarily and was immediately advised of her constitutional rights by P.G. County form 2628. The defendant [Respondent] freely admitted that it was her handwriting on the invoices, daily sales sheets, and the deposit slips that were altered and incorrect. ...

16. On January 22, 1998, Respondent was found guilty of count 1—theft under \$300.00. She was sentenced to six months unsupervised probation and granted probation before judgement. The remaining charge was dismissed.

II. VIOLATION(S)

17. In addition to all relevant sections of the Insurance Article, the Administration relies on following:³

§ 2-201

* * *

³ The failure to designate a particular provision in this proposed Order does not deprive the Commissioner of the right to rely on that provision.

(e) The Commissioner may enforce the provisions of this article, and may impose any penalty or remedy authorized by this article, against a person that is under investigation for or charged with a violation of this article if:

- (1) the person's certificate of authority, certificate of qualification, license, or registration is no longer in effect; and
- (2) the alleged violation occurred no more than 5 years before surrender or lapse of the certificate, license, or registration.

§ 10-126

(a) *Grounds.* – The Commissioner may deny a license to an applicant under §§ 2-210 through 2-214 of this article, or suspend, revoke or refuse to renew or reinstate a license after notice and opportunity for a hearing under §§ 2-210 through 2-214 of this article if the applicant or holder of the license:

- (1) has willfully violated this article or another law of the State that relates to insurance;
...
- (4) has misappropriated, converted, or unlawfully withheld money belonging to an insurer, insurance producer, beneficiary, or insured;
...
- (6) has committed fraudulent or dishonest practices in the insurance business;
...
- (8) has been convicted by final judgment in any state or federal court of a felony or crime involving moral turpitude;
...
- (13) has otherwise shown a lack of trustworthiness or competence to act as an insurance producer[.]
...

(c) Instead of or in addition to suspending or revoking the license, the Commissioner may impose on the holder of the license a penalty of not less than \$100 but not exceeding \$500 for each violation of this article.
...

(g)(1)(i) In this subsection, the term "charging document" means a written accusation alleging that a defendant has committed an offense.

- (ii) In this subsection, the term "charging document" includes:
 1. a citation;
 2. an indictment;
 3. an information; and
 4. a statement of charges.

...

(3) If an insurance producer is prosecuted for a crime in any jurisdiction, the insurance producer shall report the prosecution to the Commissioner within 30 days after the insurance producer's initial appearance before a court, including an appearance before:

- (i) a judicial officer of the District Court due to an arrest;
 - (ii) the District Court in response to a summons;
 - (iii) the circuit court due to execution of a warrant; or
 - (iv) the circuit court in person or by written notice of counsel in response to a summons.
- (4) The report shall include a copy of:
- (i) the charging document;
 - (ii) any order issued by a court; and
 - (iii) any other relevant legal documents.

18 U.S.C. § 1033

(e)(1)(A) Any individual who has been convicted of any criminal felony involving dishonesty or a breach of trust, or who has been convicted of an offense under this section, and who willfully engages in the business of insurance whose activities affect interstate commerce or participates in such business, shall be fined as provided in this title or imprisoned not more than 5 years, or both.

(B) Any individual who is engaged in the business of insurance whose activities affect interstate commerce and who willfully permits the participation described in subparagraph (A) shall be fined as provided in this title or imprisoned not more than 5 years, or both.

(2) A person described in paragraph (1)(A) may engage in the business of insurance or participate in such business if such person has the written consent of any insurance regulatory official authorized to regulate the insurer, which consent specifically refers to this subsection.

Code of Maryland Regulations (“C.O.M.A.R.”) 31.03.12.03:

...

B. Consent Required. If an individual to whom this regulation applies has been convicted of a felony involving dishonesty, a felony involving breach of trust, or a violation of the federal Violent Crime Control and Law Enforcement Act of 1994, the individual may not engage in the business of insurance affecting interstate commerce in Maryland unless the individual obtains the written consent of the Insurance Commissioner.

18. By the conduct described herein, Respondent violated § 10-126(a)(1), (4), (6), (8), (13) and 10-126(g). In addition to license revocation, Respondent is also subject to a monetary penalty pursuant to § 10-126(c) of the Insurance Article.

III. CONCLUSION OF THE LAW

19. The Administration finds that Respondent violated § 10-126(a)(1), (4), (6), (8), (13), as well as 10-126(g) as follows:

- Respondent was convicted by final judgment in a federal court of a felony, a violation of § 10-126(a)(1), (8), and (13);
- Respondent failed to report her felony federal indictment to the Administration within 30 days, in violation of § 10-126(g);
- Respondent misappropriated funds and committed fraudulent and dishonest acts, which resulted in a felony conviction, in violation of § 10-126(a)(4), (6), (8), and (13);
- Despite her felony conviction involving dishonesty or breach of trust, and without obtaining written consent from the Commissioner, Respondent engaged in the business of insurance, contrary to 18 U.S.C. 1033, in violation of § 10-126(a)(1) and (13);
- Respondent has demonstrated a disregard for the reporting requirements of other state agencies, namely the S.O.S., which also demonstrates her lack of trustworthiness or competence pursuant to § 10-126(a)(13);
- Respondent has grossly understated her taxable earnings, in violation of § 10-126(a)(13);
- Respondent orchestrated a fraud and embezzlement scheme as an employee of County Chrysler Plymouth, which scheme involved dishonesty, theft, and breach of trust, in violation of § 10-126(a)(13).

IV. SANCTIONS

20. By the facts and violations stated above, Respondent's license to act as an insurance producer in the State of Maryland is subject to revocation and the imposition of a monetary penalty.

21. Insurance producers are in a position of trust. In light of the facts stated above, the Administration has determined that the Maryland resident insurance producer license of Respondent is **REVOKED**. Additionally, Respondent shall immediately cease engaging in the business of insurance.

22. In addition, the Administration has determined a monetary penalty in the amount of \$2,000.00 is appropriate for Respondent's violations of the Insurance Article.

23. Respondent's actions, as described herein, demonstrate that she fails to meet the standard of trustworthiness and competence required of an insurance producer in Maryland. Her actions also show a longstanding commitment to dishonesty, fraud, and theft.

24. Administrative penalties shall be paid within thirty (30) days of the date of this Order to the Maryland Insurance Administration. Payment shall be made by immediately payable funds and shall identify the case by number (TC-280-2021) and name (Jamie L. Alford). Payment of the

administrative penalty shall be sent to the attention of: Joseph Smith, Acting Associate Commissioner, Insurance Fraud and Enforcement Division, Maryland Insurance Administration, 200 St. Paul Place, Suite 2700, Baltimore, MD 21202. Unpaid penalties will be referred to the Central Collection Unit for collections.

25. This Order does not preclude other authorities including other units of the Administration from taking any other civil or non-civil action or prosecution of Respondent with respect to an matter including the conduct that is the subject of this Order nor does this Order preclude any other person, entity or governmental authority from taking any investigative, civil, or non-civil action or prosecution of Respondent with respect to any matter, including the conduct that is the subject of this Order.

26. This Order is an adverse administrative action and is a public record. You may be required to disclose this Order on any future or pending license applications or to any states in which you are currently licensed.

WHEREFORE, for the reasons set forth above, and subject to Respondent's right to request

a hearing, it is this 16th day of January 2024, **ORDERED** that:

- (A) The Producer license of Jamie L. Alford is **REVOKED**;
- (B) Respondent Jamie L. Alford shall pay a monetary penalty in the amount of \$2,000.00 (Two-Thousand Dollars) within 30 days of the date of this Order;
- (C) Respondent Jamie L. Alford shall immediately cease working in the business of insurance and shall not hold herself out as an insurance producer or title insurance producer.

KATHLEEN A. BIRRANE
Insurance Commissioner

BY: Joseph E. Smith
JOSEPH E. SMITH
Acting Associate Commissioner
Insurance Fraud & Producer Enforcement Division

RIGHT TO REQUEST A HEARING

Pursuant to § 2-210 of the Insurance Article and Code of Maryland Regulations (“COMAR”) 31.02.01.03, an aggrieved person may request a hearing on this Order. This request must be in writing and received by the Commissioner within thirty (30) days of the date of the letter accompanying this Order. However, pursuant to § 2-212 of the Article, the Order shall be stayed pending a hearing only if a demand for hearing is received by the Commissioner within ten (10) days after the Order is served. The written request for hearing must be addressed to the Maryland Insurance Administration, 200 St. Paul Place, Suite 2700, Baltimore, Maryland 21202, Attn: Clerk – Office of Hearings. The request shall include the following information:

- (1) the action or non-action of the Commissioner causing the person requesting the hearing to be aggrieved;
- (2) the facts related to the incident or incidents about which the person requests the Commissioner to act or not act; and
- (3) the ultimate relief requested.

The failure to request a hearing timely or to appear at a scheduled hearing will result in a waiver of your rights to contest this Order and the Order shall be final on its effective date. Please note that if a hearing is requested on this initial Order, the Commissioner may affirm, modify, or nullify an action taken or impose any penalty or remedy authorized by the Insurance Article against the Respondent in a Final Order after hearing.



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Lambert, Naomi, et al; Short Sale Fraud, FL

Type of Investigation: Criminal

Basis for Investigation

FHFA OIG received an allegation concerning mortgage fraud committed by multiple subjects throughout central Florida.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud) and other relevant statutes.

Summary of Investigation

During the investigation, FHFA OIG conducted numerous witness and subject interviews. Additionally, financial records, contracts and other documents were obtained, reviewed and summarized.

The investigation revealed that Naomi Lambert conspired with another individual to obtain a Home Equity Line of Credit using materially false information, including false Internal Revenue Service records and paystubs. Separately, Lambert obtained a mortgage loan in her own name using the social security number of another individual.

Additionally, the investigation revealed that Juliette Leeseman, a licensed realtor, made false representations on the short sale of her primary residence, wherein she falsely certified that the sale of her property was an "arm's length transaction" when Leeseman sold the property to her domestic partner.

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office for the Middle District of Florida.

On July 21, 2021, Lambert was charged with one count of 18 U.S.C. § 1344 (Bank Fraud), one count of 18 U.S.C. § 1349 (Conspiracy), and one count of 18 U.S.C. § 1028A (Identity Theft). On August 27, 2024, the indictment was dismissed.

Case No.: I-19-0746
Prepared by: [Redacted] Special Agent
Approved by: [Redacted] SAC
Region: Southeast
Date of Report: October 31, 2024

On October 9, 2019, Leeseman was charged with one count of 18 U.S.C. § 1014 (False Statements on a Loan Application). On November 19, 2019, Leeseman pled guilty to the charge. On April 13, 2021, Leeseman was sentenced to two months of incarceration, five years of supervised release, and ordered to pay \$121,452.78 in restitution. A forfeiture order in the amount of \$121,452.78 was also ordered.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Freddie Mac Employee, Dual Employment, VA

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG identified that Freddie Mac employee (b)(6); (b)(7)(C) was dually employed by Freddie Mac and the (b)(6); (b)(7)(C). It was further alleged that (b)(6); (b)(6); (b)(7)(C) was (b)(6); (b)(7)(C).

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of the investigation was to determine (b)(6); employment activity with Freddie Mac, other employers and whether any outside employment was reported or resulted in a loss to Freddie Mac.

Summary of Investigation

During the investigation, subpoenas were issued, records were obtained and reviewed to include employment/payroll records, bank/financial documents and telephone/email communications. Field interviews were conducted and memorialized.

Prosecution Disposition

(b)(5)

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-25-0995

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6);

Region: Southeast

Date of Report: April 25, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Igor Shushpanov; Bankruptcy Fraud, FL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that a bankruptcy debtor engaged in a credit card kiting scheme and attempted to use the bankruptcy system to discharge the debts incurred from the scheme. After the bankruptcy filing, the debtor allegedly purchased an 8-plex multi-family property with funds hidden from the U.S. Trustee's Office.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation violated 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, FHFA-OIG issued subpoenas to obtain financial records, closing files, bankruptcy documents, and other documents. The documents were received, analyzed, and summarized.

The investigation and review of records revealed that the debtor was engaged in check kiting. The debtor had credit cards and personal lines of credit exceeding maximum allowable credit limits. The debtor attempted to discharge those lines of credit in bankruptcy.

Prosecution Disposition

This case was prosecuted by the United States Attorney's Office, Middle District of Florida.

On September 20, 2024, Igor Shushpanov was charged with one count of 18 U.S.C. § 1344 (Bank Fraud). On November 14, 2024, Shushpanov pleaded guilty. On March 4, 2025, Shushpanov was sentenced to (15) months confinement, (5) years on supervised release and ordered to pay \$407,398.04 in restitution. He was also ordered to forfeit \$303,093.26.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does

Case No.: I-24-0978
Prepared by: (b)(6); (b)(7)(C), Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Southeastern Region
Date of Report: April 8, 2025

not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Silvergate Bank; Bank Fraud (FHLB-SF); CA

Type of Investigation: Criminal

Basis for Investigation

This office received information about Silvergate Bank increasing their draw from the Federal Home Loan Bank of San Francisco following the collapse of (b)(6); (b)(7)(C) a customer of Silvergate Bank).

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The investigation focused on allegations of Silvergate Bank not adhering to the Bank Secrecy Act and to determine if the allegations constituted a violation of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, investigators obtained and reviewed documents. Interviews were conducted and memorialized.

Prosecution Disposition

(b)(5)

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-23-0936

Prepared by: SSA (b)(6); (b)(7)(C)

Approved by: SAC (b)(6); (b)(7)(C)

Region: Western

Date of Report: 7/8/25



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: SBA Loans to Purchase GSE Mortgaged Properties

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated based on information alleging that an individual fraudulently purchased a property with funds obtained from the Small Business Administration's (SBA) Paycheck Protection Program (PPP) and Economic Injury Disaster Loan (EIDL) program.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation constituted violations of 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During this investigation, records were obtained and reviewed to include a loan file. A review of the records revealed that the borrower, Yuri Khatchikyan, used PPP and EIDL loan funds to purchase a property.

Prosecution Disposition

This investigation was prosecuted by the United States Attorney's Office, Central District of California.

On March 29, 2024, Khatchikyan was charged by Indictment with 18 U.S.C. § 1343 (Wire Fraud) On December 19, 2024, he pled guilty as charged. On April 18, 2025, Khatchikyan was sentenced UNDER SEAL.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-23-0934
Prepared by: Special Agent (b)(6);
Approved by: Special Agent in Charge (b)(6); (b)(7)(C)
Region: Western
Date of Report: May 5, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: SBA -Mortgage Loan Scheme-Kern County, CA

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated based on information alleging that individuals fraudulently purchased properties with funds obtained from the Small Business Administration's (SBA) Paycheck Protection Program (PPP) and Economic Injury Disaster Loan (EIDL) program. It was further alleged that properties were being used to illegally cultivate marijuana.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1341 (Mail Fraud) and 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During this investigation, records were obtained and reviewed to include loan files. A review of the records revealed that there was no indication that the borrowers used PPP and/or EIDL loan funds to purchase the properties.

Prosecution Disposition

(b)(5)

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-23-0925
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Western Region, Los Angeles Field Office
Date of Report: April 28, 2025



CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: James Bergeron; COVID PPP and RRF Fraud; TX

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated based on information alleging that James Bergeron (Bergeron) used false information to apply for Small Business Administration (SBA) Paycheck Protection Program (PPP) loans, an SBA Restaurant Revitalization Fund (RRF) grant, and used the proceeds on personal expenditures.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 U.S.C. §1014 (Loan Application Fraud), 18 U.S.C. §1343 (Wire Fraud), 18 U.S.C. §1344 (Bank Fraud), and 18 U.S.C. § 1956 and § 1957 (Money Laundering).

Summary of Investigation

The investigation included obtaining and analyzing records from financial institutions, payroll companies, automobile dealerships, telecommunication companies, government agencies, real estate and title companies, and other business entities. Interviews were conducted of the subject and witnesses.

The investigation determined that Bergeron fraudulently applied for 32 PPP loans and 1 RRF grant for approximately \$22,900,000; thus, received approximately \$5,750,000 in funds which he spent on personal expenditures.

Prosecution Disposition

This investigation was prosecuted by the United States Attorney's Office, Western District of Texas.

On November 15, 2023, Bergeron was indicted and charged with 18 U.S.C. §1014 (Loan Application Fraud), 18 U.S.C. §1343 (Wire Fraud), and 18 U.S.C. § 1956 and § 1957 (Money Laundering).

Case No.: I-23-0922

Prepared by: [redacted] Senior Special Agent
Approved by: [redacted] Special Agent-in-Charge

Region: Central

Date of Report: July 02, 2025

On February 5, 2025, Bergeron pled guilty to one count of wire fraud. On April 7, 2025, Bergeron passed away. On May 15, 2025, the indictment was dismissed.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Securities Fraud; DOJ (Fraud Section)

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG was contacted by DOJ's Fraud Section regarding (b)(6); (b)(7)(C) an online mortgage originator. Information was received that its Chief Executive Officer, (b)(6); (b)(7)(C) used doctored financials to obtain funding for his company and may have misappropriated funds for his personal gain.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

It was alleged by the former COO that (b)(6); (b)(7)(C) provided intentionally misleading financial statements and other false or fraudulent information to investors in preparing to take his company public in 2021.

The investigation was initiated to determine if any of the following statutes were violated: 18 U.S.C. § 1341 (Mail Fraud), 18 U.S.C. § 1343 (Wire Fraud), and 18 U.S.C. § 1014 (Mortgage Fraud).

Summary of Investigation

The Fraud Section partnered with the United States Attorney's Office for Northern District of California (USAO-NDCA) to conduct its inquiry. During this investigation, records were obtained and analyzed to include records from related court proceedings pertaining to (b)(6); (b)(7)(C) and (b)(6); (b)(7)(C). In addition, field interviews were conducted and memorialized.

Prosecution Disposition

(b)(5)

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Case No.: I-23-0919
Prepared by: SA (b)(6); (b)(7)(C)
Approved by: SAC (b)(6); (b)(7)(C)
Region: Northeast
Date of Report: May 24, 2025



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OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Apex Title Agency – Dora Martinez; Bank Fraud; FL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that a Florida title agent failed to use the loan proceeds from a mortgage loan refinance to pay off the existing mortgage loan.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation constituted violations of 18 U.S.C. § 1344 (Bank Fraud), 18 U.S.C. § 1341 (Mail Fraud), or 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During the investigation, document requests were issued, records were obtained and analyzed. Subpoenas were issued to lenders and financial institutions. The subpoena productions were reviewed and analyzed. Open-source record searches were conducted and reviewed. Numerous witnesses were interviewed.

The investigation revealed that Dora Martinez, a title agent, participated in fraudulent real estate transactions where she made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and various private mortgage lenders to fraudulently induce them into approving mortgages and lending money. Several of the loans obtained by Martinez were GSE-related.

Martinez fraudulently applied for and processed a mortgage refinancing loan for herself. Upon receiving the new loan proceeds as the settlement agent, Martinez failed to satisfy the existing mortgage and diverted the proceeds from the new loan for her own personal use.

Case No.: I-23-0918
Prepared by: (b)(6); [redacted], Special Agent
Approved by: (b)(6); (b)(7)(C), Special Agent in Charge
Region: Southeast
Date of Report: April 17, 2025

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office, Southern District of Florida.

On November 17, 2023, Dora Martinez was charged with two counts of 18 U.S.C. § 1344 (Bank Fraud). On March 4, 2024, Martinez pleaded guilty. On May 22, 2024, Martinez was sentenced to (36) months imprisonment and (5) years on supervised release. On October 30, 2024, Martinez was ordered to pay \$5,723,278.55 in restitution.

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Report of Investigation (ROI)

Title of Investigation: Marvin Reed, PPP Loan Fraud; GA

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that an individual provided false statements to various financial institutions to fraudulently obtain Paycheck Protection Program (PPP) loans as part of the Small Business Administration (SBA), Coronavirus Aid, Relief and Economic Securities (CARES) Act.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted a violation of 18 U.S.C. § 1343 (Wire Fraud).

Summary of Investigation

During the investigation, subpoenas were issued to obtain financial records, loan files, business records, e-mail subscriber information and wage information. The documents were received, analyzed and summarized. Interviews of witnesses were conducted and memorialized.

The investigation revealed that Marvin Reed applied for PPP loans and the applications contained false statements and misrepresentations regarding businesses. These businesses did not have employees and were only shell companies being used to obtain PPP loans. Reed was interviewed and admitted that he fraudulently obtained loans guaranteed by the SBA, CARES Act.

Prosecution Disposition

The case was prosecuted by the United States Attorney’s Office, Northern District of Illinois.

On September 24, 2024, Marvin Reed was indicted on fifteen counts of wire fraud. On April 1, 2025, Reed pleaded guilty to one count of wire fraud. On July 15, 2025, Reed was sentenced to 14 months of incarceration, 18 months of supervised release, 200 hours of community service, ordered to pay \$763,643.68 in restitution and forfeit \$760,643.

Case No.: I-22-0908

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6); (b)(7)(C)

Region: Southeast

Date of Report: August 11, 2025

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Report of Investigation (ROI)

Title of Investigation: BancFirst, John Padilla, Bank Fraud, Oklahoma

Type of Investigation: Criminal Investigation

Basis for Investigation

This investigation was initiated based on a referral from the Federal Deposit Insurance Corporation, Office of Inspector General (FDIC-OIG) alleging that BancFirst Vice President and Loan Officer John Padilla originated over \$2.2 million in loans, containing misrepresentations, for his associates and received proceeds from the loan amount. BancFirst is a member of the FHLB – Topeka.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 USC § 1344 (Bank Fraud) or other related federal statutes.

Summary of Investigation

This investigation included obtaining and reviewing records from BancFirst and various other financial institutions to include conducting field interviews. The investigation revealed that Padilla diverted over \$1 million in loan proceeds derived from loans he approved for his associates and other borrowers. The proceeds were used for Padilla's own personal use. The investigation also revealed that Padilla used false information, such as listed collateral, to qualify borrowers for loans. The fraudulent conduct resulted in over \$1.6 million in charge-offs by BancFirst.

Prosecution Disposition

This investigation was prosecuted by the United States Attorney's Office, Western District of Oklahoma.

On May 7, 2024, Padilla was charged by Information with 18 USC § 1344 (Bank Fraud). On June 17, 2024, Padilla pleaded guilty as charged. On December 13, 2024, Padilla was sentenced to 16 months imprisonment and ordered to pay \$1,092,135.50 in restitution.

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Case No.: I-22-0907

Prepared by: SA (b)(6); (b)(7)(C)

Approved by: SAC (b)(6);

Region: Central

Date of Report:



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OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) PPP loan fraud; Chicago, IL

Type of Investigation: Criminal Investigation

Basis for Investigation

This investigation was initiated pursuant to information received from the U.S. Department of Justice alleging Paycheck Protection Program (PPP) fraud involving (b)(6); (b)(7)(C) an (b)(6); (b)(7)(C) in Chicago, Illinois.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of this investigation was to determine if the alleged activity violated 18 U.S.C. § 1343 (Wire Fraud) or 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

This investigation involved obtaining and reviewing records from financial institutions, SBA, community lenders, borrowers, and conducting field interviews.

Prosecution Disposition

(b)(5)

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Case No.: I-21-0875	(b)(6); (b)(7)(C)
Prepared by: SA (b)(6); (b)(7)(C)	
Approved by: SAC (b)(6); (b)(7)(C)	
Region: Central	
Date of Report: 2025	



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Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Paycheck Protection Program Fraud; AL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information that a business owner applied for a Paycheck Protection Program (PPP) loan using fraudulent supporting documentation.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of the investigation was to determine if the allegation constituted a violation of 18 U.S.C. § 1344 (Bank Fraud) or 18 U.S.C. § 1341 (Wire Fraud).

Summary of Investigation

During this investigation, subpoenas were issued, records were obtained and reviewed. Individual and business inquiries were conducted through law enforcement and public indices. Interviews were conducted and investigative techniques were utilized.

The investigation revealed that (b)(6); (b)(7)(C) owner of (b)(6); (b)(7)(C) assisted by an associate Anthony Lee, applied for a PPP loan on behalf of (b)(6); . The PPP loan application was submitted by person(s) unknown to (b)(6); and funds were deposited to an (b)(6); owned bank account. Lee directed (b)(7)(C) to deny having records in response to a subpoena, knowledge that the PPP application contained false information, instructed him not to reveal his name (Lee) and that he was the source of PPP related emails to law enforcement.

Prosecution Disposition

The case was prosecuted by United States Attorney's Office, Main Justice, in the Southern District of Florida.

On January 19, 2023, Anthony Lee was charged with 18 U.S.C. § 1512(b)(3) (Witness Tampering) and 18 U.S.C. § 1505 (Obstruction). On March 3, 2023, Lee pleaded guilty to witness tampering. On May 12, 2023, Lee was sentenced to (5) months imprisonment, and (3) years supervised release.

Case No.: I-20-0840
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); Special Agent in Charge
Region: Southeast
Date of Report: June 6, 2025

Case Title: (b)(6); (b)(7)(C)
Case No.: I-20-0840

Paycheck Protection Program Fraud; AL

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Report of Investigation (ROI)

Title of Investigation: Eddy Blizzard; Embezzlement; USAO-MD (Baltimore)

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging fraudulent activity perpetrated by former Financial Advisor, Eddy Blizzard. Blizzard, allegedly embezzled over \$1,000,000 from various deposit and financial accounts; to include causing a loss to Fannie Mae.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. §1028A (Aggravated Identity Theft); 18 U.S.C. § 1343 (Wire Fraud) and 18 U.S.C. § 1344 (Bank Fraud)

Summary of Investigation

During the course of this investigation, various records were obtained and analyzed, to include email records and financial documents belonging to the victim and Blizzard; plus, numerous field interviews were conducted and documented. The investigation determined that Blizzard fraudulently obtained and used the victim's money for personal use; thus, causing the victim's home to go into foreclosure.

Prosecution Disposition

This case was prosecuted by the United States District Court, District of Maryland.

On April 13, 2022, Eddy Blizzard was charged by Indictment with 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1028(A) (Aggravated Identity Theft). On December 19, 2023, Blizzard pled guilty to 18 U.S.C. § 1344 (Bank Fraud). On April 30, 2024, Blizzard was sentenced to 42 months incarceration, two years supervised release and ordered to pay restitution in the amount of \$1,037,719.32.

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Case No.: I-20-0836
Prepared by: (b)(6); [redacted] Special Agent
Approved by: (b)(6); (b)(7)(C) [redacted] Special Agent in Charge
Region: Southeast
Date of Report: June 4, 2024



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OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Bank Fraud; AL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that a (b)(6) Vice President was engaged in self-dealing of loans to a company owned by him. Loans were obtained for single family residences in the name of straw-buyers. The Vice President's company, (b)(6); (b)(7)(C) was listed on the deeds but not disclosed during the underwriting process.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of this investigation was to determine if the allegations were in violation of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, document demands ad subpoenas were issues, records were obtained and analyzes. Interviews were conducted, and memorialized. A digital analysis of a phone was completed.

Prosecution Disposition

(b)(5)

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Case No.: I-19-0786

Prepared by: Special Agent (b)(6); (b)(7)(C)

Approved by: Special Agent in Charge (b)(6); (b)(7)(C)

Region: Southeastern Region

Date of Report: April 28, 2025



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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C) Wire Fraud, MD

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information alleging that two settlement agents were involved in a scheme to defraud buyers and sellers of real property by inflating or creating false settlement fees and diverting those funds for their own use.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of the investigation was to determine if the allegation violated 18 U.S.C. §1349 (Conspiracy to Commit Wire) and 18 U.S.C. §1343 (Wire Fraud).

Summary of Investigation

During the investigation, FHFA-OIG issued subpoenas to obtain financial records, closing files and other documents. The documents were received, analyzed, and summarized. Additionally, interviews of witnesses and other relevant individuals were conducted and memorialized.

The investigation revealed, Brian Steuart and Jamie Alford were agents for a title and settlement company which closed real estate transactions for properties. Steuart and Alford embezzled funds from unsuspecting clients during real estate closings by inflating or adding unnecessary fees, taxes or created false entries on settlement documents. In addition, both falsified settlement statements and altered/ fabricated bank statements to conceal their scheme.

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office, District of Maryland.

On March 18, 2021, a Criminal Complaint was filed charging Steuart and Alford with 18 U.S.C. § 1349 (Conspiracy to Commit Wire fraud).

On August 5, 2022, Alford was charged by Information with conspiracy to commit wire fraud. On September 19, 2022, Alford pled guilty as charged. On November 1, 2023, Alford was sentenced to time served, 18 months supervised release and ordered to pay \$622,490.15 in restitution.

Case No.: I-19-0766 (b)(6); (b)(7)(C)
Prepared by: (b)(6); (b)(7)(C) Special Agent
Approved by: (b)(6); (b)(7)(C) Special Agent in Charge
Region: Southeastern Region
Date of Report: February 11, 2025

Case Title: (b)(6); (b)(7)(C)

Case No.: I-19-0766

On March 29, 2023, Steuart was charged by Information with conspiracy to commit wire fraud. Upon Steuart's death, the charges were dismissed.

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Report of Investigation (ROI)

Title of Investigation: Lopez, German ET.AL. (b)(6); (b)(7)(C) Origination Fraud; CA

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received alleging that (b)(6); (b)(7)(C) fraudulently originated mortgage loans. It was further alleged that Loan Officers (b)(6); and Lisa Marie Santos and Realtor German Antonio Lopez-Velasquez were involved with fabricating documents to originate the fraudulent loans.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 371 (Conspiracy).

Summary of Investigation

During this investigation, records were obtained and reviewed to include loan files. Numerous interviews of homeowners were conducted. The investigation revealed that Realtors German Antonio Lopez-Velasquez and Marko Antonio Lopez along with Loan Officer Lisa Marie Santos worked together to originate fraudulent mortgage loans; thus, qualifying borrowers for loans otherwise not entitled to them.

Prosecution Disposition

This case was prosecuted by the United States Attorney's Office, Eastern District of California.

On July 28, 2022, German Antonio Lopez-Velasquez, Lisa Marie Santos, and Marko Antonio Lopez were charged with 18 U.S.C. § 1349 (Conspiracy to Commit Bank Fraud), 18 U.S.C. § 1344 (Bank Fraud), and 18 U.S.C. § 1512(b)(3) (Witness Tampering).

On January 16, 2024, Marko Antonio Lopez pled guilty to bank fraud. On April 1, 2024, Lopez was sentenced to 36 months of supervised released.

Case No.:	I-19-0763
Prepared by:	(b)(6); (b)(7)(C) Special Agent
Approved by:	(b)(6); (b)(7)(C) Special Agent in Charge
Region:	Western Region, Los Angeles Field Office
Date of Report:	May 29, 2025

On May 13, 2024, Lisa Marie Santos pled guilty to conspiracy to commit bank fraud. On September 30, 2024, Santos was sentenced to 24 months of supervised released and ordered to pay \$10,000 fine.

On May 20, 2024, German Lopez-Velasquez pled guilty to conspiracy to commit bank fraud. On November 18, 2024, Lopez-Velasquez was sentenced to 18 months incarceration, 36 months of supervised release, and ordered to pay \$100,000 fine.

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Report of Investigation (ROI)

Title of Investigation: (b)(6) LLC; (b)(6); (b)(7)(C) Fraud, AL

Type of Investigation: Criminal

Basis for Investigation

The (b)(6); (b)(7)(C) identified subjects that knowingly made, or caused to be made, false Outstanding Transactions Certifications on Veterans Rehabilitation Product and the Returning Veterans Rehabilitation Product.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

The focus of this investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, document demands and subpoenas were issued, records were obtained and analyzed. Interviews were conducted, and memorialized.

Prosecution Disposition

(b)(5)

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Case No.: I-19-0759
Prepared by: Special Agent (b)(6); (b)(7)(C)
Approved by: Special Agent in Charge (b)(6); (b)(7)(C)
Region: Southeast Region
Date of Report: April 28, 2025



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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b)(6); (b)(7)(C), Phishing/Email Compromise,
Washington DC Area

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received alleging that individuals may have compromised the (b)(6); (b)(7)(C), a real estate multiple listing service located in (b)(6); (b)(7)(C). A compromise of this third-party system could cause a significant cyber-security risk to the Government Sponsored Enterprises (GSEs).

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

This investigation focused on allegations of 18 U.S.C. § 1349 (Conspiracy and Attempt to Commit Wire Fraud); 18 U.S.C. § 1037 (Conspiracy to Engage in Fraud Related Activity Using Email); 18 U.S.C. § 1028A (Aggravated Identity Theft); and 18 U.S.C. § 2 (Aiding and Abetting).

Summary of Investigation

During the investigation, interviews were conducted, subpoenas were issued, and bank, real estate, financial records, and documents received from a (b)(7)(E) (b)(7)(E) were received and analyzed. Search and seizure warrants were issued and executed.

This investigation resulted in the filing of a criminal complaint and arrest warrants issued for four subjects located outside the United States.

Prosecution Disposition

On June 8, 2021, the United States Attorney's Office for the District of Maryland charged Olanrewaju Oyefeso, Adebanke Oyefeso, Ibrahim Yarima, and Odulate Musbau by criminal complaint with violations of Conspiracy and Attempt to Commit Wire Fraud, Conspiracy to Engage in Fraud Related Activity Using Email, Aggravated Identity Theft, and Aiding and Abetting.

Case No.: I-16-0611
Prepared by: Special Agent (b)(6);
Approved by: Special Agent in Charge (b)(6);
Region: Cyber Investigations Unit
Date of Report: June 11, 2025

On December 10, 2024, the case was declined, citing statute of limitations and unknown location of defendants.

On January 22, 2025, the complaint was dismissed without prejudice.

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Report of Investigation (ROI)

Title of Investigation: Karan, Jyothсна et al.; Short Sale Fraud; CA

Type of Investigation: Criminal

Basis for Investigation

This office received information that Jyothсна Karan and others were allegedly committing short sale fraud. Karan was the owner and broker for Royal Realty in Modesto, CA.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

Karan and others allegedly listed properties for short sale then used aliases or companies under their control to buy short sale properties at a discount without notifying lenders of the non-arm's length transaction.

The focus of the investigation was to determine if the allegation constituted a violation of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

Investigators reviewed documents and conducted interviews leading to the indictment of seven individuals. This investigation determined that the defendants conspired to defraud mortgage lending companies and financial institutions by making false statements on loan applications and short-sale applications to obtain properties under their names and the names of others.

Prosecution Disposition

This case was prosecuted by the United States Attorney's Office, Eastern District of California.

On June 25, 2015, Jyoteshna Karan, Praveen Singh, Phul Singh, Sunita Singh, Nani Isaac, Martin Bahrami, and Mahendra Prasad were indicted and charged with 18 U.S.C. § 1349 (Conspiracy to Commit Mail and Bank Fraud), 18 U.S.C. § 1341 (Mail Fraud), 18 U.S.C. § 1014 (False Statements to Bank) and 18 U.S.C. § 982 (Criminal Forfeiture).

Martin Bahrami

On November 16, 2015, Bahrami pleaded guilty to making false statements to a bank. On October 15, 2019, he was sentenced to 1 day confinement, 24 months supervised release, and forfeited \$319,085.

Case No.: I-14-0397
Prepared by: SSA (b)(6); (b)(7)(C)
Approved by: SAC [redacted]
Region: Western
Date of Report: June 27, 2025

Nani Isaac

On July 26, 2019, Isaac pleaded guilty to making false statements to a bank. On November 4, 2019, she was sentenced to time served and 24 months supervised release.

Jyoteshna Karan

On July 29, 2019, Karan pleaded guilty to conspiracy to commit bank fraud. On March 31, 2025, she was sentenced to 40 months confinement, 36 months supervised release, ordered to pay \$3,017,286 in restitution, jointly and severally with co-defendants Praveen Singh (\$2,689,286) and Mahendra Prasad (\$328,000), and \$3,017,386 in forfeiture.

Mahendra Prasad

On May 22, 2017, Prasad pleaded guilty to mail fraud. On August 14, 2017, he was sentenced to 15 months confinement, 60 months supervised release, ordered to pay \$328,000 in restitution, jointly and severally with co-defendants Jyoteshna Karan and Praveen Singh, and \$328,000 in forfeiture.

Praveen Singh

On July 15, 2019, Singh pleaded guilty to conspiracy to commit bank fraud. On March 31, 2025, he was sentenced to 24 months confinement, 36 months supervised release, ordered to pay \$3,017,286 in restitution, jointly and severally with co-defendants Jyoteshna Karan (\$3,017,286) and Mahendra Prasad (\$328,000), and \$3,017,386 in forfeiture.

Phul Singh – case dismissed.

Sunita Singh – charges dropped.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

OFFICIAL USE ONLY

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CUI-LEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Christopher Goodson, Anthony Garvin et al.; Short Sale Fraud; NJ

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received from the Federal Bureau of Investigation alleging that a New Jersey attorney and others conspired to purchase and resell homes through fraudulently obtained short sales.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

Christopher Goodson, a New Jersey Attorney; Anthony Garvin, a real estate investor; and Goodson’s employees Kareem Jeter and Christopher Baker conspired to take part in a short sale and Home Equity Line of Credit (HELOC) fraud scheme. The conspirators allegedly obtained properties through fraudulent short sales and then resold the properties at an inflated price to buyers who then submitted fraudulent mortgage applications to lenders and the GSEs.

The investigation was initiated to determine if any of the following statutes were violated: 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1349 (Bank Fraud Conspiracy).

Summary of Investigation

During the investigation interviews were conducted, subpoenas were issued, and various financial records were obtained and analyzed. A search warrant was executed at the Law Office of Christopher Goodson.

The investigation determined that Goodson and the others conspired to defraud lenders through an illegal short sale scheme and fraudulently obtained properties at below-market rates. The properties were then “flipped” and sold to borrowers whom the conspirators assisted by fraudulently obtaining mortgages based on misrepresentations. Further, the conspirators fraudulently obtained multiple HELOC loans, on the same properties, without informing the lenders of other pre-existing HELOC loans.

Prosecution Disposition

The case was accepted for prosecution by the United States Attorney’s Office, District of New Jersey.

Case No.: I-17-0645
Prepared by: Special Agent (b)(6);
Approved by: Special Agent in Charge (b)(6); (b)(7)(C)
Region: Northeast
Date of Report: July 12, 2024

Christopher J. Goodson

On November 15, 2017, Goodson was charged by Complaint charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On September 28, 2018, Goodson pled guilty to a one count Criminal Information charging him with conspiracy to commit bank fraud. On September 7, 2023, Goodson was sentenced to 20 months imprisonment, and two years' supervised release. On November 16, 2023, Goodson was ordered to pay \$325,750 in restitution, of which \$174,000 is joint and several with Karen T. Jeter.

Anthony Garvin

On November 15, 2017, Garvin was charged by Complaint charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On January 11, 2019, Garvin was charged by Indictment with conspiracy to commit bank fraud and bank fraud. On December 2, 2022, Garvin pled guilty to the Superseding Indictment charging him with one count of conspiracy to commit bank fraud and four counts of bank fraud. On September 11, 2023, Garvin was sentenced to 24 months in prison, and three years' supervised release. On November 16, 2023, Garvin was ordered to pay restitution in the amount of \$441,344.24 joint and several with Christopher Baker.

Kareen Jeter

On December 8, 2020, Jeter pled guilty to an Information charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On September 7, 2023, Jeter was sentenced to two years supervised release. On November 29, 2023, Jeter was ordered to pay restitution in the amount of \$545,344 of which \$174,000 is joint and several with Christopher Goodson.

Christopher Baker

On June 22, 2021, Baker pled guilty to an Information charging him with 18 U.S.C. § 1349 Conspiracy to Commit Bank Fraud. On September 7, 2023, Baker was sentenced to two years supervised release, and ordered to pay restitution in the amount of \$441,344.24 joint and several with Anthony Garvin.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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From: (b)(6):
Sent: Fri, 29 Aug 2025 19:09:05 +0000
To: (b)(6); (b)(7)(C)
Cc:
Subject: FW: Title Agent Referral For Administrative Action
Attachments: 2023 11 17 INFORMATION Dora Ameneiro Martinez.pdf, 2024 05 23 PRESS RELEASE Dora Martinez.pdf, 2024 10 30 AMENDED JUDGMENT Dora Martinez (Restitution).pdf

From: (b)(6); (b)(7)(C)@fhfaoig.gov>
Sent: Tuesday, June 10, 2025 4:49 PM
To: (b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)@fhfaoig.gov>
Subject: Title Agent Referral For Administrative Action

Hello,

I am referring a title agent to your agency for whatever administrative action deemed appropriate. My agency investigated her and she was charged, pled, and sentenced to a term of imprisonment.

Below is a summary of the investigation and attached are the charging document and judgment in her case.

Dora Ameneiro Martinez (b)(6); (b)(7)(C) is a licensed title agent in the State of Florida and owner of Apex Title Agency (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned, and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they were in first position and their mortgages were secured by unencumbered property. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan and, upon receipt of the new refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if it knew Martinez was not going to immediately pay off the existing mortgage. The lender relied on Martinez to pay off the existing mortgage to be in first position.

In November 2023, Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344).

In March 2024, Martinez pled guilty to Count 1 of the Information.

In May 2024, Martinez was sentenced to 36 months of imprisonment followed by 60 months of supervised release. Restitution was determined in October 2024.

Please contact me if you need anything else.

Thank you,

(b)(6);
(b)(7)(C)

Special Agent
Federal Housing Finance Agency – Office of Inspector General
501 E Polk Street, Suite 600
Tampa, Florida 33602

Office: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C) @fhfaog.gov



OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

December 8, 2023

Via Email and Federal Express

(b)(6); (b)(7)(C)

Acting Associate Commissioner
Maryland Insurance Administration
200 St Paul Street
Suite #2700
Baltimore, MD 21202

RE: Jamie Lynn Alford

Producer License (b)(6); (b)(7)(C)

Dear (b)(6); (b)(7)(C):

The purpose of this memorandum is to refer Jamie Lynn Alford, a former settlement agent, to your agency for administrative review following her guilty plea to the charge of Conspiracy to Commit Wire Fraud Affecting a Financial Institution, a felony, in the United States District Court for the State of Maryland. According to a search of your agency website, Alford is listed as holding an “inactive” producer’s license.

On March 21, 2021, Alford was charged through a criminal complaint which alleged that between at least August 2011 through May 2016, Alford and a co-conspirator participated in a scheme to siphon off a portion of closing funds they collected while acting as settlement agents in certain real estate transactions.

On September 19, 2022, Alford pled guilty to a Criminal Information filed in the United States District Court in Greenbelt, Maryland charging her with one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution. Attached is the Criminal Information to which Alford pled and a copy of the press release issued by the United States Attorney’s Office in reference to her March 2021 charges.

On November 1, 2023, Alford was sentenced to time served, 18 months of supervised release and ordered to pay \$662,490.15 in restitution to the victims.

According to the email address for Alford in the producer search on your website and an internet search for Alford, Alford’s possible current or last employment may be (b)(6); (b)(7)(C). I have included a copy of the producer search from your website and of the BIO page for Alford on (b)(6); (b)(7)(C) website.

Please let me know what, if any, action your office will take in light of Alford's criminal conviction. If you need any additional documentation or information relating to the conduct involved in our criminal investigation, please let me know. I can be reached at (b)(6); (b)(7)(C) or (b)(6); (b)(7)(C) @fhfaoig.gov. Thank you for your time.

Sincerely

(b)(6); (b)(7)(C)

Special Agent
FHFA-OIG

THE UNITED STATES ATTORNEYS OFFICE
DISTRICT *of* MARYLAND

[U.S. Attorneys](#) » [District of Maryland](#) » [News](#)

Department of Justice

U.S. Attorney's Office

District of Maryland

FOR IMMEDIATE RELEASE

Friday, March 26, 2021

Former Southern Maryland Settlement Agents Facing Federal Charges for Embezzling Funds from Unsuspecting Clients

Allegedly Inflated or Invented Fees or Taxes and Created Forged or Altered Settlement Documents, Bank Statements, and Checks

Greenbelt, Maryland – A federal criminal complaint has been filed charging Brian Edward Steuart, age 52, of Huntingtown, Maryland, and Jamie Lynn Alford (formerly known as Jamie Lynn Steuart), age 44, of Port Republic, Maryland, with conspiracy to commit wire fraud affecting a financial institution, in connection with an alleged scheme to siphon off a portion of closing funds they collected while acting as settlement agents in certain real estate transactions. The criminal complaint was filed on March 18, 2021, and was unsealed at the defendant's initial appearance today.

The criminal complaint was announced by Acting United States Attorney for the District of Maryland Jonathan F. Lenzner; Special Agent in Charge Mark P. Higgins of the Federal Housing Finance Agency (FHFA), Office of Inspector General (OIG); and Acting Special Agent in Charge Shawn Rice of the Department of Housing and Urban Development (HUD), Office of Inspector General (OIG).

According to the affidavit filed in support of the criminal complaint, Steuart and Alford were husband and wife from June 2008 until September 2017. Beginning in August 2011, Steuart and Alford were settlement agents for Company 1, a title and settlement company located in Prince Frederick, Maryland, which closed real estate transactions for properties in Maryland and Virginia. Steuart and Alford were responsible for closing mortgage loans used to purchase or refinance properties, reviewing property titles, issuing title insurance, facilitating closings, and ensuring that the land records were properly filed and recorded. Steuart and Alford also had a fiduciary duty to all parties involved in each real estate transaction, including to accurately account for, collect, and disburse settlement funds from the seller, the buyer, and the lender, in order to close a transaction.

The affidavit alleges that Steuart and Alford violated their fiduciary duty by embezzling funds from unsuspecting clients during real estate closings from at least 2011 to 2017, from both buyers and sellers, from Company 1, and even from a deceased seller's estate. The fraud was typically accomplished by inflating or inventing various fees or taxes, creating false entries in settlement documents, and creating forged or altered checks. Steuart and Alford allegedly wrote checks to themselves, wrote checks payable to each other, or were jointly made the payee on checks. The affidavit alleges that the defendants deposited the fraudulently obtained funds directly into joint accounts for the benefit of both of them.

According to the affidavit, in order to conceal their fraudulent activities from individuals inside and outside Company 1, Stuart and Alford falsified the settlement statements and altered or fabricated bank statements. The fabricated bank statements allegedly had beginning and ending balances that were significantly lower than the true amounts according to the actual bank records. In addition, information such as the date or amount for deposits, withdrawals, credits, or checks were allegedly also inaccurate and there were checks added or missing in some of the fabricated statements.

As detailed in the affidavit, between 2011 and 2017 Stuart received a total of \$735,825.63 from Company 1—both lawfully and unlawfully. However, he allegedly reported his salary to the State of Maryland for that time period to be only \$208,168.50. Between 2011 and 2016 Alford allegedly received a total of \$653,537.91 from Company 1 for all sources—both lawful and unlawful. However, she allegedly reported her salary to the State of Maryland for that time period to be only \$302,462.50.

If convicted, Stuart and Alford each face a maximum sentence of 30 years in federal prison for wire fraud affecting a financial institution. Actual sentences for federal crimes are typically less than the maximum penalties. A federal district court judge will determine any sentence after taking into account the U.S. Sentencing Guidelines and other statutory factors. At today's initial appearance in U.S. District Court in Greenbelt, U.S. Magistrate Judge Timothy J. Sullivan ordered that the defendants be released pending trial.

A criminal complaint is not a finding of guilt. An individual charged by criminal complaint is presumed innocent unless and until proven guilty at some later criminal proceedings.

Acting United States Attorney Jonathan F. Lenzner commended the FHFA OIG and the HUD OIG for their work in the investigation and thanked the Calvert County Sheriff's Office, the Maryland State Police, and the Anne Arundel County Police Department for their assistance. Mr. Lenzner thanked Assistant U.S. Attorneys Michael Morgan and Erin B. Pulice, who are prosecuting the case.

For more information on the Maryland U.S. Attorney's Office, its priorities, and resources available to help the community, please visit www.justice.gov/usao/md.

###

Topic(s):

Financial Fraud

Component(s):

USAO - Maryland

Contact:

Marcia Murphy
(410) 209-4854

Updated March 26, 2021

KOH
GMM USAO 2018R0892

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MARYLAND

UNITED STATES OF AMERICA

v.

JAMIE LYNN ALFORD,
a/k/a Jamie Lynn Steuart,

Defendant

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CRIMINAL NO. DLB02CRO77

(Conspiracy to Commit Wire Fraud
Affecting a Financial Institution,
18 U.S.C. § 1349, 18 U.S.C. § 1343;
Forfeiture, 18 U.S.C. § 982(a)(2) and
(b)(1), 21 U.S.C. § 853(p))

INFORMATION

COUNT ONE

(Conspiracy to Commit Wire Fraud Affecting a Financial Institution)

The United States Attorney for the District of Maryland charges that:

At all times relevant to this Information:

Introduction and Background

1. JAMIE LYNN ALFORD a/k/a Jamie Lynn Steuart ("ALFORD") and Brian Edward Steuart ("Steuart") were residents of Maryland.

2. Company 1 was a title and settlement company located in Prince Frederick, Maryland. Company 1 closed real property transactions for properties located in Maryland and Virginia. Steuart was the secretary of Company 1.

3. From at least August 2011 through at least May 2017, Steuart worked as a settlement agent at Company 1.¹ ALFORD worked as a settlement agent at Company 1 from at

¹ Throughout this Information, the term "settlement agents" may be referred to interchangeably as "title agents," "closing agents", or "escrow agents," and the term "settlement company" may be referred to interchangeably as a "title company" or "closing company."

least August 2011 until approximately May 2016. As part of their job responsibilities at Company 1, **Steuart** and **ALFORD** closed real property transactions for properties located in Maryland and Virginia. **Steuart** and **ALFORD** were responsible for closing mortgage loans used to purchase or refinance properties, reviewing property titles, issuing title insurance, facilitating closings, and ensuring that the land records were properly filed and recorded. **Steuart** and **ALFORD** also had a fiduciary duty to all parties involved in each real estate transaction, including the seller, the buyer, and the lender. As settlement agents, **Steuart** and **ALFORD** had a duty to accurately account for, collect, and disburse settlement funds from the seller, the buyer, and the lender, in order to close a transaction. **Steuart** and **ALFORD** were also responsible for disbursing those funds appropriately and as the parties to each transaction had agreed. In exchange for these duties, Company 1 paid **Steuart** and **ALFORD** wages out of Company 1's payroll and operating accounts.

4. Company 1 maintained two escrow accounts that held trust money. Company 1's escrow accounts should have been exclusively used to collect and disburse funds for real property transactions. Escrow Account #1 was a Company 1 escrow account used for properties located in the Commonwealth of Virginia. Escrow Account #2 was a Company 1 escrow account used for properties located in the State of Maryland. Company 1 maintained separate accounts to pay business expenses and employee salaries.

5. A settlement statement was a document that itemizes all charges imposed upon a borrower and seller in a real estate transaction. Settlement statements were legally required as part of every closing for real property transactions that involve financing. There were several types of settlement statements, including a HUD-1, a Closing Disclosure, and an ALTA Settlement Statement. The HUD-1 reflected all the monies collected from each side of a

transaction, the reason why the funds were collected, and to whom those funds will be paid by the settlement agent at closing. Industry-wide, the HUD-1 was replaced by the Closing Disclosure on October 3, 2015, in most types of mortgage transactions. The Closing Disclosure captured the same information as the HUD-1 and includes loan information on the borrower's version of the form.

6. Settlement agents, like **Steuart** and **ALFORD**, signed the settlement statements and any applicable addenda certifying that the settlement statements were a true and correct accounting of the funds that were received and have been or will be disbursed as part of that settlement. Some versions of the forms or their addenda also required settlement agents to certify that they have caused or will cause the funds to be disbursed in accordance with the settlement statement. Additionally, a warning was affixed under the signature lines on the settlement statements that stated that it is a crime to knowingly make false statements to the United States on a settlement statement or any other similar form.

7. For transactions that involve financing from a lender for the borrower, the lender submitted closing instructions to the settlement agent. The lender told the settlement agent how they are to conduct the settlement, collect and disburse the monies, and verify any necessary information or debts to pay off on behalf of the lender. Often the settlement agent was required to sign these instructions in order to certify that the settlement agent understands the instructions and that what the settlement agent provided in response to the instructions can be relied upon by the lender in determining whether to provide a mortgage loan and the amount of the loan. As part of the closing instructions, lenders typically required a copy of the final HUD-1 or Closing Disclosure prior to wiring any loan funds. Settlement agents typically submitted the final drafts of these documents by email or fax to the lender for approval.

The Conspiracy

8. Between in or around August 2011 and continuing until in or around December 2017, the defendant,

JAMIE LYNN ALFORD
a/k/a “**Jamie Lynn Stenart,**”

knowingly combined, conspired, confederated, and agreed with **Steuart** and other persons, known and unknown, to commit wire fraud affecting a financial institution, that is, to devise and intend to devise a scheme and artifice to defraud and to obtain money and property by means of materially false and fraudulent pretenses, representations, and promises (“the scheme to defraud”), and, for the purpose of executing and attempting to execute the scheme to defraud, to transmit and cause to be transmitted by means of wire communications, in interstate and foreign commerce, any writings, signs, signals, pictures and sounds, in violation of 18 U.S.C. § 1343.

Purpose of the Conspiracy

9. It was the purpose of the conspiracy for **Steuart** and **ALFORD** as settlement agents for Company 1 to embezzle client funds from Company 1’s escrow and operating accounts for their own personal purposes.

Manner and Means of the Conspiracy and Scheme to Defraud

It was part of the conspiracy and scheme to defraud that:

10. **Steuart** and **ALFORD** inflated or invented various fees or taxes, created false entries in the settlement documents, and created forged or altered checks.

11. **Steuart** and **ALFORD** thereafter faxed or emailed the settlement documents to financial institutions as part of the settlement process. The false entries on the settlement

documents were relied upon by financial institutions to issue mortgage loans, but for the wrong amounts.

12. **Steuart** and **ALFORD** caused the forged or altered checks to be drawn on Company 1's escrow and operating accounts and the funds to be subsequently deposited in accounts controlled by **Steuart** and **ALFORD**, or cashed.

18 U.S.C. § 1349

FORFEITURE ALLEGATION

The United States Attorney for the District of Maryland further finds that:

1. Pursuant to Federal Rule of Criminal Procedure 32.2, notice is hereby given to the defendant that the United States will seek forfeiture as part of any sentence in accordance with 18 U.S.C. § 982(a)(2) and (b)(1) and 21 U.S.C. § 853(p) in the event of the defendant's conviction of the offense charged in Count One of this Information.

Wire Fraud Forfeiture

2. Upon conviction of the offense charged in Count One of this Information, the defendant,

JAMIE LYNN ALFORD
a/k/a "Jamie Lynn Steuart,"

shall forfeit to the United States, pursuant to 18 U.S.C. § 981(a)(2) and 28 U.S.C § 2461(c), any property, real or personal, which constitutes or is derived from proceeds traceable to such offense, including but not limited to, a forfeiture money judgment in the amount of at least \$550,000 in U.S. Currency.

Substitute Assets

3. If, as a result of any act or omission of the defendant, any of the property described above as being subject to forfeiture:

- a. cannot be located upon the exercise of due diligence;
- b. has been transferred or sold to, or deposited with, a third person;
- c. has been placed beyond the jurisdiction of the Court;
- d. has been substantially diminished in value; or
- e. has been commingled with other property which cannot be divided without difficulty.

it is the intent of the United States, pursuant to 21 U.S.C. § 853(p), as incorporated by 18 U.S.C. § 982(b)(1), to seek forfeiture of any other property of the defendant up to the value of the forfeitable property described above.

18 U.S.C. § 981(a)(2) and (b)(1)
21 U.S.C. § 853(p)

Date: August 5, 2022


Erek L. Barron
United States Attorney

Information Report

Name: Jamie L. Alford

Business Address Line 1: (b)(6); (b)(7)(C)

Business Address Line 2:

Business City, State Zip: CROFTON, MD 211142457

Business Email: (b)(6); (b)(6); (b)(7)(C)

Business Phone Number: (b)(6):

Licence Number: (b)(6);

Status: Inactive

License Type: Producer

There are no documents for this Producer.

(b)(6); (b)(7)(C)

(b)(7)(C)



(https://www.f (b)(6); (b)(7)(C)



(b)(6); (b)(7)(C)



(b)(6);



(b)(6); (b)(6); (b)(7)(C)

Legal Notices

(https://(b)(6); legal-notice/)

(b)(7)(C)

(b)(6); (b)(7)(C)

Jamie Alford

With over 25 years in the title insurance industry, Jamie L. Alford brings a wealth of knowledge to the (b)(6); (b)(7)(C) team. Jamie manages the Southern Maryland Division of (b)(6); (b)(6); (b)(7)(C) ensuring the title processing, closing, and post-closing steps are completed as effectively as possible. Her top priority is the satisfaction of all her clients, which is something she accomplishes by keeping the transactions professional and moving smoothly.

Prior to (b)(6); (b)(7)(C) Jamie spent 6 years in Anne Arundel County overseeing her office and prior to that she spent 15 years managing a Southern Maryland office. Jamie regularly trains and educates fellow colleagues on the latest title updates as well as the basics of real estate practices to those just getting started.

When she's not working, she's busy with her four sons. She enjoys spending time with family and friends.

Jamie holds a Maryland Title Insurance License, is a Notary Public, and a member of the American Land and Title Association (ALTA).

We have two convenient locations for you to visit!

Guiding you home one closing at a time!



(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)



OFFICE OF INSPECTOR GENERAL
Federal Housing Finance Agency

400 7th Street SW, Washington, DC 20219

December 8, 2023

Via Email and Federal Express

(b)(6); (b)(7)(C)

Notary Investigator
Maryland Department of State- Notary Division
16 Francis Street
Annapolis, Maryland 21401

RE: Jamie Lynn Alford
Registered Notary

Dea (b)(6); (b)(7)(C)

The purpose of this memorandum is to refer Jamie Lynn Alford, a former settlement agent, to your agency for administrative review following her guilty plea to the charge of Conspiracy to Commit Wire Fraud Affecting a Financial Institution, a felony, in the United States District Court for the State of Maryland. According to a search of your agency website, Alford is listed as holding a notary license that has an expiration date of August 17, 2024.

On March 21, 2021, Alford was charged through a criminal complaint which alleged that between at least August 2011 through May 2016, Alford and a co-conspirator participated in a scheme to siphon off a portion of closing funds they collected while acting as settlement agents in certain real estate transactions.

On September 19, 2022, Alford pled guilty to a Criminal Information filed in the United States District Court in Greenbelt, Maryland charging her with one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution. Attached is the Criminal Information to which Alford pled and a copy of the press release issued by the United States Attorney's Office in reference to her March 2021 charges.

On November 1, 2023, Alford was sentenced to time served, 18 months of supervised release and ordered to pay \$662,490.15 in restitution to the victims.

Please let me know what, if any, action your office will take in light of Alford's criminal conviction. If you need any additional documentation or information relating to the conduct

involved in our criminal investigation, please let me know. I can be reached at (b)(6); (b)(7)(C) or (b)(6); (b)(7)(C) @fhfaig.gov. Thank you for your time.

Sincerely

(b)(6); (b)(7)(C)

Special Agent
FHFA-OIG



Notary Commission

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NC - Search Notary Database

Notary Database

Showing 1 of 1 item

First Name	Last Name	County	Expiration Date	Work phone
Jamie	Alford	Calvert County	Aug 17, 2024	(b)(6); (b)(7)(C)

If no records are returned, hit "Previous" to enter a different value.

Previous

Finish

For General Notary Questions

[Secretary of State, Notary Division \(https://sos.maryland.gov/notary/\)](https://sos.maryland.gov/notary/)

410-974-5521



SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date December 16, 2024

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaorg.gov	(b)(6); (b)(7)(C)

Regulated Entity

Fannie Mae/Freddie Mac

Subject Information

Name	Lisa Marie Santos
Address	(b)(6); (b)(7)(C)
License number or other identifying information	SSN: (b)(6); (b)(7)(C) and DOB: (b)(6); (b)(7)(C)

Description of business relationship between subject and the regulated entity

Lisa Marie Santos and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. Included in the overall scheme were loans owned by the GSEs, exposing them to a loss of over \$10 million.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Guilty Plea and Sentence
Date of sanction	May 13, 2024
Court or agency responsible	U.S. District Court, Eastern District of California

Description of the misconduct

Between April 2016 and August 2019, Lisa Marie Santos and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. These loans worth over \$10 million. The material misstatements included false statements concerning the borrower's income, fabricated assets, fictitious verifications of employment, and other false documents, such as diplomas and transcripts. Additionally, the scheme participants used fictitious identities and companies supported by email accounts and phone numbers controlled by the conspirators to facilitate fraudulent employment verifications.

On July 28, 2022, Lisa Marie Santos and others were charged in a 11 count indictment by U.S. District Court, Eastern District of California, with one count to 18 U.S.C. § 1349 – Conspiracy to Commit Bank

Fraud, eight count to 18 U.S.C. § 1344 – Bank Fraud, one count to 18 U.S.C. § 1344 – Attempted Financial Institution Fraud, and one count to 18 U.S.C. § 1512(b)(3) – Witness Tampering.

On May 13, 2024, Lisa Marie Santos pled guilty to 18 U.S.C. § 1349 – Conspiracy to Commit Bank Fraud and she was sentenced to 24 months of supervised release and ordered to pay \$10,000 fine.

Other information

A regulated entity may submit any other information that it believes would be relevant for FHFA's consideration. Additional information may also be submitted separately.

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Marko Antonio Lopez
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Address	Click here to enter text.
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License number or other identifying information	Click here to enter text.
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Description of how the affiliate is related to the subject of this report

Click here to enter text.

Description of business relationship between the affiliate and the regulated entity, if any

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Living Waters Investment LLC
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Address	Click here to enter text.
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SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Today's Date December 16, 2024

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaog.gov	(b)(6); (b)(7)(C)

Regulated Entity

Fannie Mae/Freddie Mac

Subject Information

Name	German Antonio Lopez-Velasquez
Address	(b)(6); (b)(7)(C)
License number or other identifying information	SSN: (b)(6); and DOB: (b)(6);

Description of business relationship between subject and the regulated entity

German Antonio Lopez-Velasquez and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. Included in the overall scheme were loans owned by the GSEs, exposing them to a loss of over \$10 million.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Guilty Plea and Sentence
Date of sanction	May 20, 2024
Court or agency responsible	U.S. District Court, Eastern District of California

Description of the misconduct

Between April 2016 and August 2019, German Antonio Lopez-Velasquez and others caused loan application packages containing false and fraudulent information to be submitted to lenders causing lenders to originate mortgage loans to borrowers who were not otherwise qualified to receive the loans. These loans worth over \$10 million. The material misstatements included false statements concerning the borrower's income, fabricated assets, fictitious verifications of employment, and other false documents, such as diplomas and transcripts. Additionally, the scheme participants used fictitious identities and companies supported by email accounts and phone numbers controlled by the conspirators to facilitate fraudulent employment verifications.

On July 28, 2022, German Antonio Lopez-Velasquez and others were charged in a 11 count indictment by U.S. District Court, Eastern District of California, with one count to 18 U.S.C. § 1349 – Conspiracy to

Commit Bank Fraud, eight count to 18 U.S.C. § 1344 – Bank Fraud, one count to 18 U.S.C. § 1344 – Attempted Financial Institution Fraud, and one count to 18 U.S.C. § 1512(b)(3) – Witness Tampering.

On May 20, 2024, German Antonio Lopez-Velasquez pled guilty to 18 U.S.C. § 1349 – Conspiracy to Commit Bank Fraud and he was sentenced to 18 months in prison, 36 months of supervised release, and ordered to pay \$100,000 fine.

Other information

A regulated entity may submit any other information that it believes would be relevant for FHFA's consideration. Additional information may also be submitted separately.

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Marko Antonio Lopez
-------------------	---------------------

Address	Click here to enter text.
---------	---------------------------

License number or other identifying information	Click here to enter text.
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Description of how the affiliate is related to the subject of this report

Click here to enter text.

Description of business relationship between the affiliate and the regulated entity, if any

Click here to enter text.

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Living Waters Investments LLC
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Address	Click here to enter text.
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SUSPENDED COUNTERPARTY PROGRAM REPORTING FORM

This form may be used to report information for purposes of the Suspended Counterparty Program. Reports should be sufficiently detailed to allow FHFA to determine the identity of the party being reported and the scope of the covered misconduct. A regulated entity may also submit documents or other relevant evidence in addition to this form. Questions about this form should be directed to the FHFA Office of General Counsel, (202) 649-3050.

Submitter Information

Name	E-mail	Phone
(b)(6); (b)(7)(C)	@fhfaoig.gov	(b)(6); (b)(7)(C)

Regulated Entity

Freddie Mac / Fannie Mae

Subject Information

Name	Dora Martinez
Address	(b)(6); (b)(7)(C)
License number or other identifying information	Date of Birth: (b)(6); (b)(7)(C) Florida Title Agent License: (b)(6)

Description of business relationship between subject and the regulated entity

Dora Ameneiro Martinez was a licensed title agent in the State of Florida and owner of Apex Title Agency, a title company in Haines City, that conducted closings for Freddie Mac and Fannie Mae related properties.

Information about the covered misconduct

Type of sanction (conviction, suspension, debarment, other)	Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344). Martinez pled guilty to one count of Bank Fraud in the Information and was subsequently sentenced to 36 months imprisonment followed by 60 months of supervised release.
Date of sanction	May 22, 2024
Court or agency responsible	U.S. District Court – Southern District of Florida

Description of the misconduct

Dora Martinez was a licensed title agent in the State of Florida and owner of Apex Title Agency (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned, and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork and Closing Disclosures, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they were in first position and the mortgage was secured by a property that was unencumbered. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan and, upon receipt of the new refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if it knew Martinez was not going to immediately pay off the existing mortgage in accordance with the Closing Disclosure. The lender relied on Martinez to pay off the existing mortgage to be in first position.

In November 2023, Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344).

In March 2024, Martinez pled guilty to Count 1 of the Information.

In May 2024, Martinez was sentenced to 36 months of imprisonment followed by 60 months of supervised release. Restitution was deferred to a later date.

Other information

A regulated entity may submit any other information that it believes would be relevant for FHFA's consideration. Additional information may also be submitted separately.

See attached Information and Judgment

Martinez is currently imprisoned at:
FCI Marianna

(b)(6); (b)(7)(C)

Affiliate Information

This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.

Name of affiliate	Apex Title Agency Incorporated
Address	(b)(6); (b)(7)(C)
License number or other identifying information	FEIN: (b)(6);
Description of how the affiliate is related to the subject of this report	
Dora Martinez was the President of Apex Title and the above-described conduct was effected through Apex Title.	
Description of business relationship between the affiliate and the regulated entity, if any	
Click here to enter text.	

Affiliate Information	
<i>This form includes space for two affiliates. If there are more affiliates, this table may be copied and pasted below.</i>	
Name of affiliate	Click here to enter text.
Address	Click here to enter text.
License number or other identifying information	Click here to enter text.
Description of how the affiliate is related to the subject of this report	
Click here to enter text.	
Description of business relationship between the affiliate and the regulated entity, if any	
Click here to enter text.	

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO. 23-20451-CR-ALTONAGA/REID

18 U.S.C. § 1344

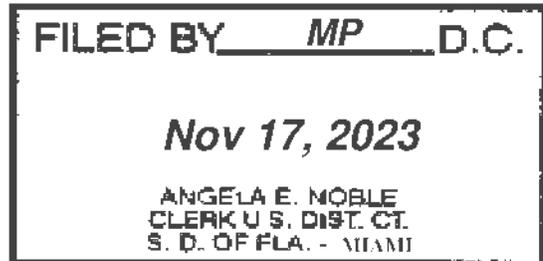
18 U.S.C. § 982(a)(2)

UNITED STATES OF AMERICA

vs.

DORA AMENEIRO MARTINEZ,
a/k/a "Dora Ameneiro,"
a/k/a "Dora Martinez,"
a/k/a "Dora Castaneda,"

Defendant.



INFORMATION

The United States Attorney charges that:

GENERAL ALLEGATIONS

At various times relevant to this Information:

The Defendant and Relevant Entities

1. Bank 1 was a financial institution, with its principal place of business in New York with offices located in the State of Florida, whose accounts were insured by the Federal Deposit Insurance Corporation ("FDIC").

2. Bank 2 was a financial institution, with its principal place of business in California with offices located in the State of Florida, whose accounts were insured by the FDIC.

3. Mortgage Lender 1 was a financial institution, with its principal place of business in New York doing business in the State of Florida and elsewhere, as a mortgage lending business, as defined in 18 U.S.C. 27, that engaged in interstate commerce and provided short-term loans secured by interests in residential properties.

4. Homeowner 1 was an individual whose identity was used to refinance an existing Bank 2 mortgage loan encumbering the property located at 8930 NW 15th Court, Pembroke Pines, Florida.

5. The term “closing” referred to the legal event at which the transfer of an interest in real estate from seller to buyer formally took place, as well as the point at which funds were transferred between the various parties, such as from the lending institution to the buyer or to the seller on the buyer’s behalf, which transfer was often accomplished by temporarily passing the funds through an intermediary referred to as a “title company,” “settlement agent,” or “closing agent.”

6. The term “mortgage” was used in the real estate industry to refer to a loan to finance the purchase of real estate property, usually with specified payment periods and interest rates, in which the borrower/mortgagor gave the lender/mortgagee a lien on the property as collateral for the loan.

7. The term “lender” referred to mortgage lenders, which extended mortgage loans and disbursed mortgage loan proceeds to fund the financing of residential properties. The lender was also referred to as the “lien holder.”

8. Settlement agents were required to prepare a Closing Disclosure for approval by the mortgage lender. The Closing Disclosure itemized all aspects of the closing for the lender and required certain disclosures, including any payments made by the borrower, money due to the seller, and any fees paid to third parties in connection with the closing. The Closing Disclosure also reflected the prorations, escrow deposits, the seller's mortgages to be paid off if applicable, and miscellaneous obligations to be paid off. Mortgage lenders relied on the information in the Closing Disclosure.

9. A title company had the responsibility to verify that the title to the real estate was legitimately given to the homebuyer. The title company was supposed to make certain that a seller had the right to sell the property to a buyer. The title company's responsibilities included: reviewing title to the property, issuing title insurance policies, facilitating closings, disbursing funds as reflected on the settlement statement, and filing and recording documentation relating to the sale of the property.

10. Real property closings are generally overseen by a closing or escrow "agent." A closing agent is an individual or company that oversees the consummation of a mortgage transaction at which the note and other legal documents are signed and the loan proceeds are disbursed and fees collected are disbursed. Title companies, attorneys, settlement agents, and escrow agents can perform this service depending on the laws of the jurisdiction where the property is located. Closing instructions are specific instructions prepared by a lender and/or underwriter to direct exactly how a mortgage closing transaction is handled from start to finish. Closing agents are obligated to follow the lender's specific closing instructions.

11. A purchase of real property using financing generally begins with the borrower completing a Uniform Residential Loan Application Form 1003 (mortgage application) with the assistance of a mortgage broker or a lender's representative. The mortgage application contains material information about the borrower's employment and income, assets and liabilities, cash available, and whether the property is to be the primary residence, second home, or investment. The information on the mortgage application is relied upon when the lender is evaluating the credit worthiness of the borrower.

12. Apex Title Agency Incorporated (“Apex Title”) was a Florida corporation with its principal place of business listed as 54 Ranch Trail Rd, Haines City, FL 33844. Apex Title was owned and operated by Defendant **DORA AMENEIRO MARTINEZ**.

13. Apex Capital Funding, Inc. (“Apex Capital”) was a Florida corporation with its principal place of business listed as 54 Ranch Trail Rd, Haines City, FL 33844. Apex Capital was owned and operated by Defendant **DORA AMENEIRO MARTINEZ**.

14. Defendant **DORA AMENEIRO MARTINEZ** was a resident of Polk County, Florida, and a licensed real estate title agent who conducted business in Miami-Dade County, in the Southern District of Florida, and elsewhere. **MARTINEZ** was the title agent that was responsible for distributing the proceeds from loans for the properties named in this Information, and she owned and operated Apex Title and Apex Capital.

COUNTS 1-2
BANK FRAUD
(18 U.S.C. § 1344)

1. Paragraphs 1 through 14 of the General Allegations section of this Information are re-alleged and fully incorporated herein by reference.

2. Beginning in or around June 10, 2019, and continuing through in or around July 11, 2022, in Miami-Dade County, in the Southern District of Florida, and elsewhere, the defendant,

DORA AMENEIRO MARTINEZ,
a/k/a “Dora Ameneiro,”
a/k/a “Dora Martinez,”
a/k/a “Dora Castaneda,”

did knowingly, and with intent to defraud, execute, attempt to execute, and cause the execution of, a scheme and artifice to defraud one or more financial institutions, including Bank 1, Bank 2, and Mortgage Lender 1, which scheme and artifice employed a material falsehood, and did knowingly, and with intent to defraud, execute, attempt to execute, and cause the execution of, a scheme and

artifice to obtain moneys and funds owned by, and under the custody and control of, one or more said financial institutions by means of false and fraudulent pretenses, representations, and promises, relating to a material fact, in violation of Title 18, United States Code, Sections 1344(1) and (2).

PURPOSE OF THE SCHEME AND ARTIFICE

3. It was the purpose of the scheme and artifice for **DORA AMENEIRO MARTINEZ** to unlawfully enrich herself by, among other things: (a) using her real estate title company Apex Title to falsely and fraudulently obtain financing on encumbered residential properties in Miami-Dade County, Florida, and elsewhere; (b) causing false and fraudulent mortgage loan applications, closing documents and other related loan documents to be created and submitted to lenders; (c) causing the lenders to loan more money than they otherwise would have loaned by preparing, and submitting to the lenders, false and fraudulent closing statements; (d) falsely and fraudulently applying for and processing mortgage refinancing loans, and failing to satisfy the existing mortgages as promised; (e) falsely and fraudulently concealing existing mortgages from lenders, thereby causing lenders to loan money that was secured by property that was encumbered with existing mortgages; and (f) diverting the proceeds of the scheme for her own personal use and benefit, and to further the fraud scheme.

THE SCHEME AND ARTIFICE

The manner and means by which the defendant sought to accomplish the purpose of the scheme and artifice, included, among others, the following:

4. **DORA AMENEIRO MARTINEZ** caused to be prepared false and fraudulent mortgage applications and other related documents on behalf of herself, Apex Title, Apex Capital, and other homeowners. The mortgage applications and related documents, which were submitted

to lenders, contained materially false and fraudulent statements and representations relating to existing mortgages on the properties, including as to employment, income, deposits, assets, liabilities, and other information necessary for the lenders to assess the qualifications to borrow money. The false and fraudulent documents were used to induce the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere.

5. As part of the closing process, **DORA AMENEIRO MARTINEZ** prepared, and caused to be prepared, and submitted to lenders false and fraudulent Closing Disclosures that falsely stated, among other things, that the properties were free and clear and had no existing mortgages, and caused the new lenders to be placed in an inferior lien position to the existing lenders.

6. Having received the false and fraudulent mortgage applications and related documents submitted by **DORA AMENEIRO MARTINEZ**, the lenders approved the fraudulent loan applications and wired the loan proceeds to Apex Title in Polk County, Florida, for distribution at the closings of the purported real estate transactions.

7. **DORA AMENEIRO MARTINEZ** intentionally failed to record the new mortgages with the clerk of court causing some of the mortgage loans extended by the lenders to be unsecured for months. In some instances, **MARTINEZ** would delay recording the new mortgages in order to obtain additional fraudulent loans, and in another, **MARTINEZ** filed a fraudulent satisfaction of mortgage to obtain additional fraudulent loans.

8. If the mortgage applications were for refinancing existing mortgages, **DORA AMENEIRO MARTINEZ**, through Apex Title, falsely and fraudulently represented to a financial institution, Bank 1, that the existing mortgages on certain properties would be satisfied with loan proceeds furnished by Bank 1. As part of the closing process, **MARTINEZ** prepared

and caused to be prepared Closing Disclosures that falsely represented that the loan proceeds furnished at the real estate closing would be used to satisfy existing mortgages on the properties in the transactions. Instead of using the loan proceeds to satisfy the existing mortgage, **MARTINEZ** fraudulently diverted the funds for her personal use and benefit and to further the fraud scheme.

9. At or near the time of the closings, **DORA AMENEIRO MARTINEZ** caused fraudulent payments and disbursements to be made from the mortgage loan proceeds, and also fraudulently diverted loan proceeds from the sales transactions for her own personal benefit and to further the fraud scheme. Over the course of the scheme, **MARTINEZ** fraudulently caused lenders, including Bank 1 and Mortgage Lender 1, to fund approximately \$6,500,000.00 in loans.

EXECUTION OF THE SCHEME AND ARTIFICE

10. On or about the dates specified below, in Miami-Dade County, in the Southern District of Florida, and elsewhere, the defendant, **DORA AMENEIRO MARTINEZ**, as specified below, did execute, attempt to execute, and cause the execution of, the aforesaid scheme and artifice to defraud, as more particularly described below:

COUNT	APPROXIMATE DATE	BRIEF DESCRIPTION OF THE SCHEME AND ARTIFICE
1	10/21/2020	Submission of fraudulent mortgage loan application, closing disclosure, and related documents in the name of Homeowner 1 to Bank 1, for the purpose of obtaining a mortgage loan in the amount of approximately \$173,000.00 in connection with refinancing of the existing \$152,136.19 mortgage loan held by Bank 2 on Homeowner 1's property located at 8930 NW 15th Court, Pembroke Pines, Florida.
2	7/1/2021	Submission of fraudulent mortgage loan application, closing disclosure, and related documents in the name of Apex Capital to Mortgage Lender 1, for the purpose of obtaining a mortgage loan in the amount of approximately \$200,000 in connection with the property located at 9381 E Bay Harbor Drive, Unit 701N, Bay Harbor Islands, FL.

In violation of Title 18, United States Code, Sections 1344(1) and (2).

FORFEITURE
(18 U.S.C. § 982(a)(2))

1. The allegations of this Information are re-alleged and by this reference fully incorporated herein for the purpose of alleging forfeiture to the United States of certain property in which **DORA AMENEIRO MARTINEZ** has an interest.

2. Upon conviction of a violation of Title 18, United States Code, Sections 1344 or 1343, as alleged in this Information, the defendant shall forfeit to the United States of America any property constituting, or derived from, proceeds obtained directly or indirectly, as the result of such violation, pursuant to Title 18, United States Code, Section 982(a)(2)(B).

All pursuant to Title 18, United States Code, Section 982(a)(2)(B), and the procedures set forth at Title 21, United States Code, Section 853, made applicable by Title 18, United States Code, Section 982(b).


MARKENZYL LAPOINTE
UNITED STATES ATTORNEY


MANOLO REBOSO
ASSISTANT UNITED STATES ATTORNEY

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
MIAMI DIVISION

UNITED STATES OF AMERICA

v.

DORA AMENEIRO MARTINEZ

§ **JUDGMENT IN A CRIMINAL CASE**

§

§

§ Case Number: **1:23-CR-20451-CMA(1)**

§ USM Number: **89065-510**

§

§ Counsel for Defendant: **Philip Louis Reizenstein**

§

§ Counsel for United States: **Manolo Rebozo**

The defendant pled guilty to Count 1 of the Information.
The defendant is adjudicated guilty of the following offense:

<u>Title & Section / Nature of Offense</u>	<u>Offense Ended</u>	<u>Count</u>
18 U.S.C. § 1344 / Bank Fraud	10/21/20	1

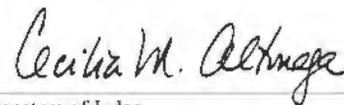
The remaining Count is dismissed on the motion of the United States

The defendant is sentenced as provided in the following pages of this judgment. The sentence is imposed pursuant to the Sentencing Reform Act of 1984.

It is ordered that the defendant must notify the United States attorney for this district within 30 days of any change of name, residence, or mailing address until all fines, restitution, costs, and special assessments imposed by this judgment are fully paid. If ordered to pay restitution, the defendant must notify the court and United States attorney of material changes in economic circumstances.

May 22, 2024

Date of Imposition of Judgment



Signature of Judge

CECILIA M. ALTONAGA
CHIEF UNITED STATES DISTRICT JUDGE

Name and Title of Judge

May 22, 2024

Date

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

IMPRISONMENT

The defendant is hereby committed to the custody of the United States Bureau of Prisons to be imprisoned for a term of **36 months**.

- The court makes the following recommendations to the Bureau of Prisons: The Court recommends that the defendant be designated to Coleman, or to a facility in northern Florida.

- The defendant shall surrender to the United States Marshal for this district on June 10, 2024 by 2:00 PM.

RETURN

I have executed this judgment as follows:

Defendant delivered on _____ to

at _____, with a certified copy of this judgment.

UNITED STATES MARSHAL

By
DEPUTY UNITED STATES MARSHAL

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

SUPERVISED RELEASE

Upon release from imprisonment, the defendant shall be on supervised release for a term of **five (5) years**.

MANDATORY CONDITIONS

1. You must not commit another federal, state or local crime.
2. You must not unlawfully possess a controlled substance.
3. You must refrain from any unlawful use of a controlled substance. You must submit to one drug test within 15 days of release from imprisonment and at least two periodic drug tests thereafter, as determined by the court.
 - The above drug testing condition is suspended, based on the court's determination that you pose a low risk of future substance abuse. *(check if applicable)*
4. You must make restitution in accordance with 18 U.S.C. §§ 3663 and 3663A or any other statute authorizing a sentence of restitution. *(check if applicable)*
5. You must cooperate in the collection of DNA as directed by the probation officer. *(check if applicable)*
6. You must comply with the requirements of the Sex Offender Registration and Notification Act (34 U.S.C. § 20901, et seq.) as directed by the probation officer, the Bureau of Prisons, or any state sex offender registration agency in which you reside, work, are a student, or were convicted of a qualifying offense. *(check if applicable)*
7. You must participate in an approved program for domestic violence. *(check if applicable)*

You must comply with the standard conditions that have been adopted by this court as well as with any additional conditions on the attached page.

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

STANDARD CONDITIONS OF SUPERVISION

As part of your supervised release, you must comply with the following standard conditions of supervision. These conditions are imposed because they establish the basic expectations for your behavior while on supervision and identify the minimum tools needed by probation officers to keep informed, report to the court about, and bring about improvements in your conduct and condition.

1. You must report to the probation office in the federal judicial district where you are authorized to reside within 72 hours of your release from imprisonment, unless the probation officer instructs you to report to a different probation office or within a different time frame.
2. After initially reporting to the probation office, you will receive instructions from the court or the probation officer about how and when you must report to the probation officer, and you must report to the probation officer as instructed.
3. You must not knowingly leave the federal judicial district where you are authorized to reside without first getting permission from the court.
4. You must answer truthfully the questions asked by your probation officer.
5. You must live at a place approved by the probation officer. If you plan to change where you live or anything about your living arrangements (such as the people you live with), you must notify the probation officer at least 10 days before the change. If notifying the probation officer in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
6. You must allow the probation officer to visit you at any time at your home or elsewhere, and you must permit the probation officer to take any items prohibited by the conditions of your supervision that he or she observes in plain view.
7. You must work full time (at least 40 hours per week) at a lawful type of employment, unless the Court excuses you from doing so. If you do not have full-time employment you must try to find full-time employment, unless the Court excuses you from doing so. If you plan to change where you work or anything about your work (such as your position or your job responsibilities), you must notify the probation officer at least 10 days before the change. If notifying the probation officer at least 10 days in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
8. You must not communicate or interact with someone you know is engaged in criminal activity. If you know someone has been convicted of a felony, you must not knowingly communicate or interact with that person without first getting the permission of the probation officer.
9. If you are arrested or questioned by a law enforcement officer, you must notify the probation officer within 72 hours.
10. You must not own, possess, or have access to a firearm, ammunition, destructive device, or dangerous weapon (i.e., anything that was designed, or was modified for, the specific purpose of causing bodily injury or death to another person such as nunchakus or tasers).
11. You must not act or make any agreement with a law enforcement agency to act as a confidential human source or informant without first getting the permission of the court.
12. If the probation officer determines that you pose a risk to another person (including an organization), the probation officer may require you to notify the person about the risk and you must comply with that instruction. The probation officer may contact the person and confirm that you have notified the person about the risk.
13. You must follow the instructions of the probation officer related to the conditions of supervision.

U.S. Probation Office Use Only

A U.S. probation officer has instructed me on the conditions specified by the court and has provided me with a written copy of this judgment containing these conditions. I understand additional information regarding these conditions is available at www.flsp.uscourts.gov.

Defendant's Signature _____

Date _____

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

SPECIAL CONDITIONS OF SUPERVISION

Employment Requirement: The defendant shall maintain full-time, legitimate employment and not be unemployed for a term of more than 30 days unless excused by the Court for schooling, training, or other acceptable reasons. Further, the defendant shall provide documentation including, but not limited to pay stubs, contractual agreements, W-2 Wage and Earnings Statements, and other documentation requested by the U.S. Probation Officer.

Financial Disclosure Requirement: The defendant shall provide complete access to financial information, including disclosure of all business and personal finances, to the U.S. Probation Officer.

No New Debt Restriction: The defendant shall not apply for, solicit or incur any further debt, included but not limited to loans, lines of credit or credit card charges, either as a principal or cosigner, as an individual or through any corporate entity, without first obtaining permission from the United States Probation Officer.

Permissible Search: The defendant shall submit to a search of his/her person or property conducted in a reasonable manner and at a reasonable time by the U.S. Probation Officer.

Related Concern Restriction: The defendant shall not own, operate, act as a consultant, be employed in, or participate in any manner, in any related concern during the period of supervision.

Self-Employment Restriction: The defendant shall obtain prior written approval from the Court before entering into any self-employment.

Travel: The defendant is not permitted to travel outside of the District where she resides, unless restitution is paid in full.

Unpaid Restitution, Fines, or Special Assessments: If the defendant has any unpaid amount of restitution, fines, or special assessments, the defendant shall notify the probation officer of any material change in the defendant's economic circumstances that might affect the defendant's ability to pay.

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

CRIMINAL MONETARY PENALTIES

The defendant must pay the total criminal monetary penalties under the schedule of payments page.

	<u>Assessment</u>	<u>Restitution</u>	<u>Fine</u>	<u>AVAA Assessment*</u>	<u>JVTA Assessment**</u>
TOTALS	\$100.00	TO BE DETERMINED	\$.00		

- The determination of restitution is deferred until August 16, 2024. An *Amended Judgment in a Criminal Case (AO245C)* will be entered after such determination.

Restitution with Imprisonment –

It is further ordered that the defendant shall pay restitution in an amount to be determined. During the period of incarceration, payment shall be made as follows: (1) if the defendant earns wages in a Federal Prison Industries (UNICOR) job, then the defendant must pay 50% of wages earned toward the financial obligations imposed by this Judgment in a Criminal Case; (2) if the defendant does not work in a UNICOR job, then the defendant must pay a minimum of \$50.00 per quarter toward the financial obligations imposed in this order.

Upon release of incarceration, the defendant shall pay restitution at the rate of 15% of monthly gross earnings, until such time as the court may alter that payment schedule in the interests of justice. The U.S. Bureau of Prisons, U.S. Probation Office and U.S. Attorney's Office shall monitor the payment of restitution and report to the court any material change in the defendant's ability to pay. These payments do not preclude the government from using other assets or income of the defendant to satisfy the restitution obligations.

* Amy, Vicky, and Andy Child Pornography Victim Assistance Act of 2018, 18 U.S.C. §2259.

** Justice for Victims of Trafficking Act of 2015, 18 U.S.C. §3014.

*** Findings for the total amount of losses are required under Chapters 109A, 110, 110A, and 113A of Title 18 for offenses committed on or after September 13, 1994, but before April 23, 1996.

DEFENDANT: DORA AMENEIRO MARTINEZ
CASE NUMBER: 1:23-CR-20451-CMA(1)

SCHEDULE OF PAYMENTS

Having assessed the defendant's ability to pay, payment of the total criminal monetary penalties is due as follows:

A Lump sum payments of \$100.00 due immediately.

It is ordered that the Defendant shall pay to the United States a special assessment of \$100.00 for Count 1, which shall be due immediately. Said special assessment shall be paid to the Clerk, U.S. District Court. Payment is to be addressed to:

**U.S. CLERK'S OFFICE
ATTN: FINANCIAL SECTION
400 NORTH MIAMI AVENUE, ROOM 8N09
MIAMI, FLORIDA 33128-7716**

Unless the court has expressly ordered otherwise, if this judgment imposes imprisonment, payment of criminal monetary penalties is due during imprisonment. All criminal monetary penalties, except those payments made through the Federal Bureau of Prisons' Inmate Financial Responsibility Program, are made to the clerk of the court.

The defendant shall receive credit for all payments previously made toward any criminal monetary penalties imposed.

The defendant shall forfeit the defendant's interest in the following property to the United States:

Forfeiture of the defendant's right, title, and interest in certain property is hereby ordered consistent with the plea agreement. If there is to be forfeiture, the United States shall submit a proposed order of forfeiture within three (3) days of this proceeding.

Payments shall be applied in the following order: (1) assessment, (2) restitution principal, (3) restitution interest, (4) AVAA assessment, (5) fine principal, (6) fine interest, (7) community restitution, (8) JVT A assessment, (9) penalties, and (10) costs, including cost of prosecution and court costs.



FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Suspension/Debarment Application

Case No: I-23-0918 Today's Date: 22-October-2024

- Case Status: Indicted Guilty plea entered
 Plea agreement accepted Settlement agreement entered
 Judgment entered Other _____
 Incarcerated (*please provide name and address of facility below*)

FCI Marianna
3625 FCI Road
Marianna, Florida 32446

Check one:

Suspension (*please provide corresponding indictment/information*) (Note: For a suspension referral without an indictment, you will need a plea agreement with factual statement or a probable cause determination)

Debarment (*please provide corresponding plea agreement/conviction/judgment*)
In November 2023, Martinez was charged via Information with two counts of Bank Fraud (18 USC 1344). In March 2024, Martinez pled guilty to Count 1 of the Information. In May 2024, Martinez was sentenced to 36 months of imprisonment followed by 60 months of supervised release.

Subject's Full Name: Dora Martinez

SSN: (b)(6); DOB: (b)(6); (b)(7)(C)

Last Known Address: (b)(6); (b)(7)(C)

Statement of Participation: Subject is a participant in a housing related issue, whether actual past participation or likely participation in the future. This statement is based upon the subject's knowledge, behavior, training, or employment.

Agree Disagree

Save

Print

Reset Form

Suspend-Debar App
(b)(7)(E)

Suspension/Debarment Application *continued*

Narrative—250 word synopsis—**Copy and paste summary information from SAR Summary:** (e.g., From (2009) to (2011), Subject (title/position at firm if an individual) at (firm name), and other individuals). **Describe setup of scheme/alleged activity, what it was and how it worked** (e.g., apparent “pump and dump scheme” in which values for 48 homes were artificially inflated above market value). **Describe involvement of victims** (e.g., fraudulent mortgages then sold to Fannie and Freddie). **Indicate results** (e.g., defaults on those mortgages caused a loss of \$XXX,XXX to Fannie and Freddie).

Dora Martinez was a licensed title agent in the State of Florida. She owned Apex Title Agency (Apex Title), a title company in Haines City. Between June 2019 and July 2022, Martinez participated in approximately 30 fraudulent real estate transactions. Martinez made false and fraudulent statements to a Federal Deposit Insurance Corporation (FDIC) insured financial institution and to various non-FDIC insured private mortgage lenders to defraud them into approving mortgages and lending money. The fraudulent real estate transactions totaled \$6,634,750 in fraudulent proceeds.

As part of her scheme, Martinez prepared false and fraudulent mortgage applications and other related documents on her behalf, Apex Title, other companies she owned, and other homeowners. The mortgage documents submitted to lenders contained false and fraudulent statements and representations relating to existing mortgages on the properties and other information necessary for the lenders to assess the qualifications of the homeowners to borrow money.

The title paperwork and Closing Disclosures falsely stated that there were no existing mortgages on properties, inducing the lenders to fund mortgage loans on properties in the Southern District of Florida and elsewhere. In reality, the properties were encumbered by existing mortgages that were not disclosed to the lenders in the title paperwork and Closing Disclosures, causing the new lenders to be placed in an inferior lien position to the existing lenders. Relying on these misrepresentations, the financial institution and private mortgage lenders lent money to the homeowners, believing that they were in first position and the mortgage was secured by a property that was unencumbered. Then, the financial institution and private mortgage lenders wired the loan proceeds to Martinez or Apex Title.

Martinez also falsely and fraudulently applied for and processed a mortgage refinancing loan and, upon receipt of the new refinanced mortgage loan funds as the settlement agent, failed to satisfy the existing mortgage and diverted the proceeds for her own personal use. The lender would have not lent the money to Martinez if it knew Martinez was not going to immediately pay off the existing mortgage in accordance with the Closing Disclosure. The lender relied on Martinez to pay off the existing mortgage to be in first position.

Submitting Agent: (b)(6); (b)(7)(C) _____
Phone: (b)(6); (b)(7)(C) _____ Email: (b)(6); _____@fhfaog.gov

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA**

CASE NO. 23-20451-CR-ALTONAGA/REID

UNITED STATES OF AMERICA

vs.

**DORA AMENEIRO MARTINEZ,
a/k/a Dora Ameneiro,
a/k/a Dora Martinez,
a/k/a Dora Castaneda,**

Defendant.

PLEA AGREEMENT

The United States Attorney's Office for the Southern District of Florida ("the Office") and the Defendant, DORA AMENEIRO MARTINEZ, a/k/a Dora Ameneiro, a/k/a Dora Martinez, a/k/a Dora Castaneda, (hereinafter referred to as "Defendant"), enter into the following agreement:

1. Defendant agrees to plead guilty to Count 1 of the Information, which charges Defendant with bank fraud, in violation of Title 18, United States Code, 1344.

2. This Office agrees to seek dismissal of Count 2 of the Information, as to this Defendant, after sentencing.

3. Defendant understands that she has the right to have the evidence and charges against her presented to a federal grand jury for determination of whether or not there is probable cause to believe she committed the offenses with which she is charged. Understanding that right, and after full and complete consultation with counsel, Defendant agrees to waive in open court her right to prosecution by indictment and agrees that the Office may proceed by way of an information filed pursuant to Rule 7 of the Federal Rules of Criminal Procedure.

4. Defendant is aware that the sentence will be imposed by the Court after considering the advisory Federal Sentencing Guidelines and Policy Statements (hereinafter "Sentencing Guidelines"). Defendant acknowledges and understands that the Court will compute an advisory sentencing guidelines range under the Sentencing Guidelines and that the applicable guidelines will be determined by the Court relying in part on the results of a pre-sentence investigation by the Court's probation office, which investigation will commence after the guilty plea has been entered. Defendant is also aware that, under certain circumstances, the Court may depart from the advisory sentencing guideline range that it has computed, and may raise or lower that advisory range under the Sentencing Guidelines. Defendant is further aware and understands that the Court is required to consider the advisory guideline range determined under the Sentencing Guidelines, but is not bound to impose a sentence within that advisory range; the Court is permitted to tailor the ultimate sentence in light of other statutory concerns, and such sentence may be either more severe or less severe than the Sentencing Guidelines' advisory range. Knowing these facts, Defendant understands and acknowledges that the Court has the authority to impose any sentence within and up to the statutory maximum authorized by law for the offense identified in paragraph 1 and that Defendant may not withdraw the plea solely as a result of the sentence imposed.

5. Defendant understands and acknowledges that as to Count 1, the Court may impose a statutory maximum term of imprisonment of up to thirty (30) years, followed by a term of supervised release of up to 3 years. In addition to a term of imprisonment and supervised release, the Court may impose a maximum fine of up to \$1,000,000 or twice the gross gain or gross loss resulting from the offense, restitution, and criminal forfeiture.

6. Defendant further understands and acknowledges that, in addition to any sentence imposed under paragraph 4 of this agreement, a special assessment in the amount of \$100 will be imposed on Defendant. Defendant agrees that any special assessment imposed shall be paid at the time of sentencing. If Defendant is financially unable to pay the special assessment, Defendant agrees to present evidence to the Office and the Court at the time of sentencing as to the reasons for Defendant's failure to pay.

7. The Office reserves the right to inform the Court and the probation office of all facts pertinent to the sentencing process, including all relevant information concerning the offenses committed, whether charged or not, as well as concerning Defendant and Defendant's background. Subject only to the express terms of any agreed-upon sentencing recommendations contained in this agreement, the Office further reserves the right to make any recommendation as to the quality and quantity of punishment.

8. The Office agrees that they will recommend at sentencing that the Court reduce by two levels the sentencing guideline level applicable to Defendant's offense, pursuant to Section 3E1.1(a) of the Sentencing Guidelines, based upon Defendant's recognition and affirmative and timely acceptance of personal responsibility. If at the time of sentencing Defendant's offense level is determined to be 16 or greater, the Office will file a motion requesting an additional one-level decrease pursuant to Section 3E1.1(b) of the Sentencing Guidelines, stating that Defendant has assisted authorities in the investigation or prosecution of Defendant's own misconduct by timely notifying authorities of Defendant's intention to enter a plea of guilty, thereby permitting the government to avoid preparing for trial and permitting the government and the Court to allocate their resources efficiently. The Office, however, will not be required to make these

recommendations if Defendant: (1) fails or refuses to make a full, accurate, and complete disclosure to the probation office of the circumstances surrounding the relevant offense conduct; (2) is found to have misrepresented facts to the government prior to or after entering into this plea agreement; or (3) commits any misconduct after entering into this plea agreement, including but not limited to committing a state or federal offense, violating any term of release, or making false statements or misrepresentations to any governmental entity or official.

9. The Office and Defendant agree that, although not binding on the probation office or the Court, they will jointly recommend that the Court make the following findings as to the sentence to be imposed:

a. Base offense level: That the base offense level, pursuant to Section 2B1.1(a)(1) of the Sentencing Guidelines, is 7; and

b. Loss: For purposes of Section 2B1.1(b)(1), the loss amount attributable to this Defendant is greater than \$3,500,000 and less than \$9,500,000, resulting in an increase of 18 levels.

10. Defendant agrees that she shall cooperate fully with the Office by: (a) providing truthful and complete information and testimony, and producing documents, records and other evidence, when called upon by the Office, whether in interviews, before a grand jury, or at any trial or other Court proceeding; and (b) appearing at such grand jury proceedings, hearings, trials, and other judicial proceedings, and at meetings, as may be required by the Office. In addition, Defendant agrees that she will not protect any person or entity through false information or omission, that she will not falsely implicate any person or entity, and that she will not commit any further crimes.

11. The Office reserves the right to evaluate the nature and extent of Defendant's cooperation and to make that cooperation, or lack thereof, known to the Court at the time of sentencing. If, in the sole and unreviewable judgment of the Office, Defendant's cooperation is of such quality and significance to the investigation or prosecution of other criminal matters as to warrant the Court's downward departure from the advisory sentencing range calculated under the Sentencing Guidelines and/or any applicable minimum mandatory sentence, the Office may make a motion prior to sentencing pursuant to Section 5K1.1 of the Sentencing Guidelines and or Title 18, United States Code, Section 3553(e), or subsequent to sentencing pursuant to Rule 35 of the Federal Rules of Criminal Procedure, informing the Court that Defendant has provided substantial assistance and recommending that Defendant's sentence be reduced. Defendant understands and agrees, however, that nothing in this agreement requires the Office to file any such motions, and that the Office's assessment of the quality and significance of Defendant's cooperation shall be binding as it relates to the appropriateness of the Office's filing or non-filing of a motion to reduce sentence.

12. Defendant understands and acknowledges that the Court is under no obligation to grant a motion for reduction of sentence filed by the Office. In addition, Defendant further understands and acknowledges that the Court is under no obligation of any type to reduce Defendant's sentence because of Defendant's cooperation.

13. Defendant is aware that the sentence has not yet been determined by the Court. Defendant also is aware that any estimate of the probable sentencing range or sentence that the Defendant may receive, whether that estimate comes from Defendant's attorney, the Office, or the probation office, is a prediction, not a promise, and is not binding on the Office, the probation

office, or the Court. Defendant understands further that any recommendation that the Office makes to the Court as to sentencing, whether pursuant to this agreement or otherwise, is not binding on the Court and the Court may disregard the recommendation in its entirety. Defendant understands and acknowledges, as previously acknowledged in Paragraph 3 above, that Defendant may not withdraw her plea based upon the Court's decision not to accept a sentencing recommendation made by Defendant, the Office, or a recommendation made jointly by Defendant and the Office.

14. Defendant agrees, in an individual and any other capacity, to forfeit to the United States voluntarily and immediately all property, real or personal, which constitutes or is derived from proceeds obtained directly or indirectly, as a result of the violation to which she is pleading guilty, pursuant to Title 18, United States Code, Section 982(a)(2)(A). In addition, Defendant agrees to forfeiture of substitute property pursuant to 21 U.S.C. § 853(p). The property subject to forfeiture includes, but is not limited to: a forfeiture money judgment in the sum of \$6,634,750.00 in U.S. currency, which sum represents the value of the property subject to forfeiture.

15. Defendant further agrees that forfeiture is independent of any assessment, fine, cost, restitution, or penalty that may be imposed by the Court. Defendant knowingly and voluntarily agrees to waive all constitutional, legal, and equitable defenses to the forfeiture, including excessive fines under the Eighth Amendment to the United States Constitution. In addition, Defendant agrees to waive: any applicable time limits for administrative or judicial forfeiture proceedings, the requirements of Fed. R. Crim. P. 32.2 and 43(a), and any appeal of the forfeiture.

16. Defendant also agrees to fully and truthfully disclose the existence, nature, and location of all assets in which Defendant has or had any direct or indirect financial interest or control, and any assets involved in the offense of conviction. Defendant also agrees to take all

steps requested by the United States for the recovery and forfeiture of all assets identified by the United States as subject to forfeiture. This includes, but is not limited to, the timely delivery upon request of all necessary and appropriate documentation to deliver good and marketable title, consenting to all orders of forfeiture, and not contesting or impeding in any way with any criminal, civil, or administrative forfeiture proceeding concerning the forfeiture.

17. In furtherance of the satisfaction of a forfeiture money judgment entered by the Court in this case, Defendant agrees to the following:

- a. submit a financial statement to the Office upon request, within 14 calendar days from the request;
- b. maintain any asset valued in excess of \$10,000, and not sell, hide, waste, encumber, destroy, or otherwise devalue such asset without prior approval of the United States;
- c. provide information about any transfer of an asset valued in excess of \$10,000 since the commencement of the offense conduct in this case to date;
- d. cooperate fully in the investigation and the identification of assets, including liquidating assets, meeting with representatives of the United States, and providing any documentation requested; and
- e. notify, within 30 days, the Clerk of the Court for the Southern District of Florida and the Office of: (i) any change of name, residence, or mailing address, and (ii) any material change in economic circumstances.

Defendant further understands that providing false or incomplete information about assets, concealing assets, making materially false statements or representations, or making or using false writings or documents pertaining to assets, taking any action that would impede the forfeiture of assets, or failing to cooperate fully in the investigation and identification of assets may be used as a basis for: (i) separate prosecution, including, under 18 U.S.C. § 1001; or (ii) recommendation of a denial of a reduction for acceptance of responsibility pursuant to the United States Sentencing Guidelines § 3E1.1.

18. Defendant understands and acknowledges that the Court must order restitution for the full amount of the victims' losses pursuant to 18 U.S.C. § 3663A. Defendant understands that the amount of restitution owed to the victims is no less than \$1,464,623.37.

19. Defendant confirms that she is guilty of the offense to which she is pleading guilty; that Defendant's decision to plead guilty is the decision that Defendant has made; and that nobody has forced, threatened, or coerced Defendant into pleading guilty. Defendant affirms that Defendant has reviewed this agreement and enters into it knowingly, voluntarily, and intelligently, and with the benefit of assistance of Defendant's attorney.

20. Defendant is aware that Title 18, United States Code, Section 3742 and Title 28, United States Code, Section 1291 afford Defendant the right to appeal the sentence imposed in this case. Acknowledging this, in exchange for the undertakings made by the United States in this plea agreement, Defendant hereby waives all rights conferred by Sections 3742 and 1291 to appeal any sentence imposed, including any restitution order, or to appeal the manner in which the sentence was imposed, unless the sentence exceeds the maximum permitted by statute or is the result of an upward departure and/or an upward variance from the advisory guideline range that

the Court establishes at sentencing. Defendant further understands that nothing in this agreement shall affect the government's right and/or duty to appeal as set forth in Title 18, United States Code, Section 3742(b) and Title 28, United States Code, Section 1291. However, if the United States appeals Defendant's sentence pursuant to Sections 3742(b) and 1291, Defendant shall be released from the above waiver of appellate rights. By signing this agreement, Defendant acknowledges that Defendant has discussed the appeal waiver set forth in this agreement with Defendant's attorney. Defendant further agrees, together with the Office, to request that the Court enter a specific finding that Defendant's waiver of her right to appeal the sentence imposed in this case was knowing and voluntary.

21. Should Defendant withdraw, or attempt to withdraw, from this plea agreement for any reason, Defendant understands and agrees that any statements made to the government, including any factual statement prepared for submission to the Court in connection with Defendant's guilty plea, will become admissible as evidence and may be introduced affirmatively by the United States against Defendant in any criminal proceeding which may then be in effect or which may at any future time be initiated by the United States.



CUILEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Home Team Solutions; Bank Fraud, Missouri

Type of Investigation: Criminal

Basis for Investigation

This investigation originated based on complaints from various financial institutions including Fannie Mae regarding Home Team Solutions and Edward Mitchell. The complaints alleged that false employment and income documents were submitted to qualify for loans to purchase residential properties in the Saint Louis area.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 U.S.C. § 1344 (Bank Fraud) or other related violations.

Summary of Investigation

This investigation involved obtaining and reviewing records from financial institutions, Fannie Mae, title companies, and the state of Missouri, along with conducting field interviews of witnesses and the subject.

Prosecution Disposition

On April 10, 2024, in the Eastern District of Missouri, the owner of Home Team Solutions, Edward Mitchell aka Musa Muhammad, was indicted and charged with 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1028A (Aggravated Identity Theft).

On April 8, 2025, Mitchell pled guilty to Bank Fraud. On September 8, 2025, Mitchell was sentenced to 60 months of imprisonment, five years supervised release, and ordered to pay \$482,096.07 in restitution.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-24-0963

Prepared by: SA (b) (7)(C), (b) (6)

Approved by: SAC (b) (7)(C), (b) (6)

Region: Central

Date of Report: October 29, 2025



CUILEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Andrew Blassie, Bank of O'Fallon; Bank Fraud; O'Fallon, IL

Type of Investigation: Criminal

Basis for Investigation

This investigation was initiated pursuant to information received from the United States Secret Service alleging an ongoing bank fraud scheme involving a bank executive at a Federal Home Loan Bank member institution.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 U.S.C. § 1343 (Wire Fraud) or 18 U.S.C. § 1344 (Bank Fraud) or other related violations.

Summary of Investigation

This investigation involved obtaining and reviewing records from financial institutions, community lenders, bank employees, and conducting field interviews of witnesses, victim(s), and subject.

Prosecution Disposition

On April 8, 2025, in the Southern District of Illinois, Andrew Blassie was charged by Indictment with violating 18 U.S.C. § 1344 (Bank Fraud), and 18 U.S.C. § 2314 (Interstate transportation of security or funds obtained by fraud).

On May 19, 2025, Blassie pled guilty as charged. On September 18, 2025, Blassie was sentenced to 63 months of imprisonment, two years supervised release and ordered to pay \$2,461,887.67 in restitution.

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-25-0991

Prepared by: SA (b) (7)(C), (b) (6)

Approved by: SAC (b) (7)(C), (b) (6)

Region: Central

Date of Report: 2025



CUILLEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b) (7)(C), (b) (6), Loan Officer

Type of Investigation: Criminal

Basis for Investigation

The FHFA-OIG received information that Ohio Loan Officer (b) (7)(C), (b) (6) may be engaged in originating mortgage loans containing fraudulent income and employment documents.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, information and records were obtained from public sources, GSEs (Fannie Mae and Freddie Mac), and a financial institution, to include bank records, and loan files. Upon review of records and information gathered it was determined that there was no significant loss to the GSEs.

Prosecution Disposition

(b) (5)

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

Case No.: I-22-0909

Prepared by: SA [REDACTED]

Approved by: SAC (b) (7)(C), (b) (6)

Region: Central

Date of Report: January 6, 2025



CULEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b) (7)(C), (b) (6) [REDACTED], Short Sale Fraud

Type of Investigation (type one or more: Criminal, Civil, Administrative): Criminal

Basis for Investigation

This investigation was initiated based upon information provided by the FBI that (b) (7)(C), (b) (6) an individual who was previously indicted for mortgage fraud in the Eastern District of New York, was committing fraud while awaiting sentencing. [REDACTED] was alleged to be participating in a short sale scheme in the Brooklyn and Queens area. [REDACTED] worked as (b) (7)(C), (b) (6) and (b) (7)(C), (b) (6) but after his arrest, (b) (7)(C), (b) (6) took over his company to hide [REDACTED] involvement.

Allegations and Focus of Investigation (Note: CIGIE requires a specific statutory citation)

It was alleged that (b) (7)(C), (b) (6) President of the above companies, facilitated fraudulent loan applications for residential mortgages, as well as short sales in the New York City / Long Island area, that effected the GSEs. GSE exposure exceeded one million dollars.

The investigation was initiated to determine if any of the following statutes were violated: Conspiracy to Commit Bank Fraud (18 U.S.C. § 1349) and Bank Fraud (18 U.S.C. § 1344).

Summary of Investigation

During the investigation, loan files, documents, and financial records from sources were reviewed, as well proffers with business partners and investors who dealt with [REDACTED] and his various companies.

Prosecution Disposition

(b) (7)(C), (b) (6), (b) (5) [REDACTED]

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does

Case No.: I-22-0888
Prepared by: SA [REDACTED]
Approved by: Special Agent in Charge (b) (7)(C), (b) (6)
Region: Northeast Region
Date of Report: 01/31/2025

not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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CUILEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: First Security Mortgage Inc; Bank Fraud; PR

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received an allegation that First Security Mortgage Inc (FSM) engaged in a mortgage fraud scheme involving multiple financial institutions to include members of the Federal Home Loan Bank. In addition, FSM failed to pay existing mortgage liens as required during real property refinance and sale transactions.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1014 (False Statements in Relation to Loan Applications).

Summary of Investigation

During the investigation, document requests were issued, records were obtained and analyzed. Subpoenas were issued to lenders and financial institutions. Open-source record searches were conducted and reviewed. Numerous witnesses were interviewed.

The investigation revealed that FSM's president fraudulently double pledged notes previously pledged or sold to financial institutions to receive funds from lines of credit. In addition, FSM's president, failed to pay existing mortgage liens as required, instead kept mortgage loan proceeds for his own personal use.

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office, District of Puerto Rico.

On May 18, 2022, Carlos Velez-Cruz was charged in a four-count indictment with 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1014 (False Statements in Relation to Loan Applications). On June 13, 2023, Velez-Cruz pled guilty to all counts in the indictment. On September 18, 2024, Velez-Cruz was sentenced to (21) months of imprisonment followed by (4) years of supervised release and ordered to pay restitution in the amount of \$458,822.

Case No.: I-22-0886

Prepared by: (b) (7)(C), (b) (6) Special Agent

Approved by: (b) (7)(C), (b) (6) Special Agent in Charge

Region: Southeast

Date of Report: 11/25/2025

The information provided in this report is a summary of an investigation conducted by FHFA-OIG. It represents information known to FHFA-OIG as of the date of this document. This report does not represent views or conclusions related to any other investigation or to other allegations that were investigated by any other law enforcement and/or prosecutorial agency.

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CUILEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b) (7)(C), (b) (6) et al, Loan Origination Fraud, GA

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received an allegation of loan origination fraud involving a loan officer in Atlanta, GA. The mortgage fraud scheme utilized false information in the loan applications, specifically false employment and false asset information.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1343 (Wire Fraud), 18 U.S.C. § 1344 (Bank Fraud), and 18 U.S.C. § 371 (Conspiracy).

Summary of Investigation

During the investigation, document requests were issued, records were obtained and analyzed. Subpoenas were issued to lenders and financial institutions. Open-source record searches were conducted and reviewed. Numerous witnesses were interviewed.

Prosecution Disposition

The case was prosecuted by the United States Attorney's Office, Northern District of Georgia.

On December 13, 2024, Kimberly Johnson was charged by Information with 18 U.S.C. § 371 (Conspiracy). On January 8, 2025, Kimberly Johnson plead guilty as charged. On April 11, 2025, Johnson was sentenced to 26 months incarceration and ordered to pay \$1,833,895.14 in restitution.

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Case No.: I-21-0885
Prepared by: SA (b) (7)(C), (b) (6)
Approved by: SAC (b) (7)(C), (b) (6)
Region: Southeast Region
Date of Report: December 2, 2025



CUILEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Lola's level LLC, PPP Loan Fraud; SDTX

Type of Investigation: Criminal Investigation

Basis for Investigation

This investigation was initiated based on a referral from the U.S. Small Business Administration (SBA), Office of Inspector General regarding possible loan fraud committed by Lola Kasali (Kasali), owner of Lola's Level, LLC. It was alleged that Kasali provided false documents and statements to Radius Bank, a member bank of the FHLB of Boston, to fraudulently obtain approximately \$1.9 million in SBA Paycheck Protection Program loan funds.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of this investigation was to determine if the alleged activity violated 18 USC § 1014 (False Statements to a Financial Institution); 18 USC § 1343 (Wire Fraud); 18 USC § 1344 (Bank Fraud); and 18 USC § 1957 (Engaging in Prohibited Monetary Transactions).

Summary of Investigation

This investigation included obtaining and reviewing records from financial institutions, the Texas Work Force Commission, and SBA, as well as conducting interviews. The investigation revealed that Kasali falsely inflated the number of individuals she employed, at Lola's Level, LLC and Charm Hair Extensions, to qualify for PPP loans. The investigation further revealed that based on the false applications, she received over \$1.9 million in PPP funds, and she used the funds for purposes other than payroll.

Prosecution Disposition

On September 4, 2020, Kasali was charged by criminal complaint in the Southern District of Texas with 18 USC § 1014 (False Statements to a Financial Institution); 18 USC § 1343 (Wire Fraud);, 18 USC § 1344 (Bank Fraud); and 18 USC § 1957 (Engaging in Prohibited Monetary Transactions). On February 10, 2021, she was indicted by a grand jury with false statements to a financial institution and bank fraud.

On December 8, 2021, after a jury trial, Kasali was convicted on two counts of false statements to a financial institution and two counts of bank fraud. On April 8, 2022, she was sentenced to 70

Case No.: I-20-0850

Prepared by: SA (b) (7)(C), (b) (6)

Approved by: SAC (b) (7)(C), (b) (6)

Region: Central

Date of Report: 08/14/2024

Case Title: Lola's Level LLC, PPP Loan Fraud, SDTX

Case No.: I-20-0850

months of imprisonment and five years of supervised release and ordered to pay \$2,027,686 in restitution.

On August 2, 2024, the United States Court of Appeals for the Fifth Circuit upheld the trial conviction of Kasali.

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FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: (b) (7)(C), (b) (6) et al, Loan Origination Fraud, FL.

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information that a licensed loan originator among other mortgage industry professionals conspired to commit loan origination fraud. It was alleged that fraudulent documents, i.e., bank statements, verification of employment forms, were submitted on behalf of borrowers to qualify for mortgage loans.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegation constituted violations of 18 U.S.C. § 1344 (Bank Fraud).

Summary of Investigation

During the investigation, document requests were issued, records were obtained and analyzed. Subpoenas were issued to lenders and financial institutions. The subpoena productions were reviewed and analyzed. Open-source record searches were conducted and reviewed. Numerous witnesses were interviewed.

Prosecution Disposition

(b) (5)

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Case No.: I-20-0835
Prepared by: (b) (7)(C), (b) (6), Special Agent
Approved by: (b) (7)(C), (b) (6), Special Agent in Charge
Region: Southeast
Date of Report: November 6, 2025



CUILEI

FEDERAL HOUSING FINANCE AGENCY
OFFICE OF INSPECTOR GENERAL



Report of Investigation (ROI)

Title of Investigation: Barmeco Enterprises Inc; Bank Fraud; FL

Type of Investigation: Criminal

Basis for Investigation

FHFA-OIG received information regarding a mortgage loan origination scheme associated with condominium units in Miami, Florida. The misrepresentations included employment, income, occupancy, and undisclosed debts; thus, qualifying borrowers for loans not entitled to them.

Allegations and Focus of Investigation *(Note: CIGIE requires a specific statutory citation)*

The focus of the investigation was to determine if the allegations constituted violations of 18 U.S.C. § 1344 (Bank Fraud), 18 U.S.C. § 1343 (Wire Fraud), and 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud).

Summary of Investigation

During the investigation, document requests were issued, records were obtained and analyzed. Open-source record searches were conducted and reviewed. Numerous witnesses were interviewed.

The investigation revealed that, among others, members of the Mendez Family, together with mortgage industry personnel, conspired to sell condominium units at locations they owned/controlled, to unqualified borrowers, many of whom were straw buyers. These individuals paid undisclosed cash incentives to borrowers, fraudulently provided the borrower 'cash-to-close' funds, and misrepresented borrower employment, income, asset, and occupancy.

Prosecution Disposition

The case was prosecuted by the Department of Justice Criminal Division and the United States Attorney's Office, Southern District of Florida.

On March 13, 2014, Luis "Luisito" Mendez, Stavroula Philippou Mendez, Luis Michael Mendez, Marie Eleanor Mendez, Lazaro Enrique Mendez, Wilkie Perez, and Enrique Angulo were charged in a nineteen-count indictment with 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud) and substantive counts of 18 U.S.C. § 1344 (Bank Fraud) and 18 U.S.C. § 1343 (Wire Fraud).

Luis "Luisito" Mendez fled to Cuba prior to arrest; a Cuban death certificate revealed Mendez died in August 2022.

- On November 21, 2014, Stavroula Mendez, Marie Eleanor Mendez and Lazaro Enrique Mendez were convicted, by jury, of all counts in the Indictment.
- On June 8, 2015, Stavroula Mendez was sentenced to 135 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$21,240,064.60 jointly and severally with her co-defendants.

Case No.: I-12-0114

Prepared by: [REDACTED], Special Agent

Approved by: (b) (7)(C), (b) (6), Special Agent in Charge

Region: Southeast

Date of Report: 11/10/2025

- On June 8, 2015, Marie Eleanor Mendez was sentenced to 57 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$21,240,064.60 jointly and severally with her co-defendants.
- On June 8, 2015, Lazaro Enrique Mendez was sentenced to 108 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$21,240,064.60 jointly and severally with his co-defendants.
- On August 14, 2014, Luis Michael Mendez pled guilty to 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud). On December 3, 2014, Luis Michael Mendez was sentenced to 51 months in federal prison, 36 months of supervised release, and ordered to pay restitution in the amount of \$2,865,729 jointly and severally with his co-defendants.
- On August 15, 2014, Perez pled guilty to 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud). On December 3, 2014, Perez was sentenced to 36 months in federal prison, 36 months of supervised release, and ordered to pay restitution in the amount of \$4,921,660.53 jointly and severally with his co-defendants.
- On October 31, 2014, Angulo pled guilty to 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud). On March 27, 2015, Angulo was sentenced to 30 months in federal prison, 36 months of supervised release, and ordered to pay restitution in the amount of \$2,212,167.94 jointly and severally with his co-defendants. Angulo failed to surrender to the Bureau of Prison and fled to Spain. On July 24, 2025, he was extradited and was arrested upon arrival at Miami International Airport. Angulo is currently serving his sentence.

On April 28, 2014, Douglas Ponce and Dorian Wong Magarino both straw buyers and straw buyer recruiters; Alfredo Jesus Chacon, a straw buyer; Francisco "Paco" Martos, a loan officer; were charged via Information with one count of 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud). On May 16, 2014, Ponce, Magarino, Chacon, and Martos pled guilty to the Information.

- On December 5, 2014, Ponce was sentenced to 15 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$1,655,479.14.
- On September 30, 2014, Chacon was sentenced to 31 months in federal prison, 36 months of supervised release, and ordered to pay restitution in the amount of \$1,531,438 jointly and severally with his co-defendants.
- On September 30, 2014, Martos was sentenced to 30 months in federal prison, 36 months of supervised release, and ordered to pay restitution in the amount of \$779,533 jointly and severally with his co-defendants.
- On September 30, 2014, Magarino was sentenced to 24 months in federal prison, 36 months of supervised release, and ordered to pay restitution in the amount of \$1,175,048 jointly and severally with his co-defendants.

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On May 2, 2014, Leidy Masvidal, a licensed mortgage broker, and her associate Tania Masvidal were charged via Information with 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud), 18 U.S.C. § 1344 (Bank Fraud) and 31 U.S.C. § 5324 (a)(3) (Structuring Financial Transactions). On May 16, 2014, both pled guilty to the Information.

- On December 4, 2014, Leidy Masvidal was sentenced to 33 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$5,779,859.50 jointly and severally with her co-defendant.
- On December 3, 2014, Tania Masvidal was sentenced to 35 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$5,657,803.50 jointly and severally with her co-defendant.

On September 29, 2014, Dorian Aurelio Magarino, was charged via Information with 18 U.S.C. § 1344 (Bank Fraud). On October 28, 2014, Magarino pled guilty to the Information. On February 11, 2015, Magarino was sentenced to 24 months of supervised release and ordered to pay restitution in the amount of \$202,782.

On October 30, 2014, Frank Ibarzabal was charged via Information with 18 U.S.C. § 1349 (Conspiracy to Commit Bank and Wire Fraud). On November 5, 2014, Ibarzabal pled guilty to the Information. On March 6, 2015, Ibarzabal was sentenced to 12 months in federal prison, 60 months of supervised release, and ordered to pay restitution in the amount of \$745,782 jointly and severally with other co-defendants.

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