

# ROBO-SIGNERS

## Robo-signer

Generally referred to as a bank employee who signs thousands of foreclosure documents regularly, swearing to the veracity of the information contained in them, but in reality does not have personal knowledge of the case.

## Surrogate signer

Someone who signs another person's name on documents after receiving permission to do so. Some attorneys say this practice is forgery and can also lead to notary fraud.

Robo-signing is the process through which various documents, including affidavits, assignments, and possibly verifications of foreclosure complaints, are mass-signed by agents of foreclosing plaintiffs.<sup>[1]</sup> The issue first came to light in the case of *GMAC Mortgage, LLC v. Visicaro*.<sup>[2]</sup> There, Pinellas County Judge Anthony Rondolino, after careful consideration of a targeted motion for rehearing, granted the motion and vacated a summary judgment order previously entered on behalf of a foreclosing plaintiff.<sup>[3]</sup> Judge Rondolino based his decision on foreclosure defense attorney Michael Wasyluk's argument that the affidavit filed in support of the plaintiff's motion for summary judgment constituted inadmissible hearsay as there was no way the affiant had any personal knowledge of the facts stated therein.<sup>[4]</sup>

In November 2011, the Fourth District endorsed Judge Rondolino's conclusion. In *Glarum v. Lasalle Bank National Association*,<sup>[6]</sup> a case argued by the esteemed foreclosure defense firm Ice Legal, P.A., the court reversed a summary judgment previously granted to a plaintiff in a foreclosure lawsuit because the affiant of purported business records "did not know who, how, or when the data entries were made into [the] computer system

UPDATE- NOVEMBER 21, 2012- FINALLY A CONVICTION-

Plea deals in mortgage robo-signing in Fla., Mo.

JEFFERSON CITY, Mo. (AP) – Nov. 21, 2012 – The former head of a company where workers forged signatures on mortgage documents pleaded guilty to a federal charge in Florida on Tuesday, the same day a plea agreement on related state charges was announced in Missouri.

The agreements were reached with Lorraine Brown, 56, of Alpharetta, Ga., who was an executive for DocX LLC. Prosecutors said workers who weren't authorized to sign mortgage-related documents forged and falsified signatures, at the direction of Brown and others, allowing DocX to create and file more documents and therefore earn more money.

More than a million fraudulently signed and notarized documents from DocX were filed with property recorders nationwide between 2003 and 2009, during which time DocX generated about \$60 million in gross revenue, according to the U.S. Department of Justice.

Prosecutors said Brown concealed the practice from clients and DocX's parent company, Lender Processing Services Inc.

"The robo-signing practices of DocX were the worst in the country, the most notorious in the country and crossed the threshold into criminal activity," Missouri Attorney General Chris Koster said.

Koster said the Missouri plea deal calls for Brown to plead guilty to felony forgery in Boone County and to perjury in Jackson County, with a prison sentence of between two to three years. Sentencing will be delayed pending the federal case.

According to federal court documents, Brown pleaded guilty in U.S. District Court in Florida to conspiracy to commit mail and wire fraud. The maximum federal sentence is five years in prison and a \$250,000 fine, or twice the gross gain.

Her sentencing date has not been set in the federal case.

Her attorney, Mark Rosenblum, said Tuesday in a statement that negotiating a legal settlement will allow Brown to begin moving on with her life.

"Lori didn't expect to be in this position. But now that she is, she's facing it with grace and dignity," Rosenblum said. "Without doubt, this is a difficult day for Lori, but it's also a good day."

DocX's main clients were residential mortgage servicers that generally undertake duties for lenders such as accepting and recording mortgage payments, paying taxes and insurance from borrower escrow accounts and conducting or supervising the foreclosure process when necessary, according to the federal plea agreement.

The criminal charges in Missouri were filed against Brown earlier this year.

Koster said Tuesday he knows of no other senior executive facing a prison sentence because of actions during the country's mortgage crisis. He said Missouri's investigation demonstrated a criminal violation occurred.

Koster, who announced his plea agreement at his office in Jefferson City, said the case sends a signal to the financial services industry.

This summer, the Missouri attorney general's office announced it reached a legal settlement with Lender Processing Services that called for it to pay Missouri \$1.5 million and another \$500,000 to reimburse for the cost of the investigation.

Lender Processing Services spokeswoman Michelle Kersch said Tuesday that the company immediately stopped the practice when it discovered the surrogate signing, terminated Brown and shut down DocX. She said the company has remediated the documents and cooperated with all governmental investigations.

“LPS is committed to ensuring that all employees operate with integrity and compliance in everything they do on behalf of the company,” spokeswoman Michelle Kersch said.

Robert E. O’Neill, the U.S. attorney for the Middle District of Florida, said buying a house is lengthy and intimidating and that consumers rely on others’ integrity and due diligence throughout the process.

“When the integrity of this process is compromised, illegally, public confidence is eroded,” O’Neill said. “We must work to assure the public that their investments are sound, worthy and protected

UPDATE MAY 8, 2012-Federal regulators are poised to crack down on eight financial firms that are not part of the recent government settlement over home foreclosure practices involving sloppy, inaccurate or forged documents.

Last week, a senior Federal Reserve official recommended fines for these additional financial institutions, raising questions about how deep foreclosure problems run through the banking industry.

In addition, judges, lawyers and advocates for homeowners say that people are still losing their homes despite improper documentation and other flaws in the foreclosure process often involving these firms.

The eight firms cited by the Federal Reserve — HSBC’s United States bank division, SunTrust Bank, MetLife, U.S. Bancorp, PNC Financial Services, EverBank, OneWest and Goldman Sachs — should be fined for “unsafe and unsound practices in their loan servicing and foreclosure processing,” Suzanne G. Killian, a senior associate director of the Federal Reserve’s Division of Consumer and Community Affairs, told lawmakers last month in a House Oversight Committee hearing in Brooklyn.

The recommendation is the culmination of an investigation begun nearly two years ago over accusations that bank representatives had been churning through hundreds of documents a day in foreclosure proceedings without reviewing them for accuracy, a practice known as robo-signing.

Some see the Fed’s recommendation as an attempt to push these firms to agree to the terms of the broader mortgage settlement involving the state attorneys general and federal officials. During those settlement talks, federal regulators contacted other institutions in hopes that they would also agree to the terms, according to people briefed on the negotiations.

Much of the foreclosure attention has focused on the five largest mortgage servicers — Bank of America, Citigroup, JPMorgan Chase, Wells Fargo and Ally Financial — which agreed to the \$25 billion settlement this year without admitting wrongdoing.

Despite the pledges of the giant servicers to amend their practices, there are signs that foreclosure cases with other companies remain problematic. An examination of dozens of court cases by The New York Times found questionable documents involving some of the eight institutions cited by the Fed.

Arthur M. Schack, a New York State Supreme Court judge in Brooklyn, has cracked down on fraudulent documentation and said he was concerned that foreclosures moving through the courts continued to be

flawed. Even after mortgage servicers have been excoriated by a judge in one state, they still use similar documents in other cases in other states, according to the examination.

For example, last December, Judge Schack tossed out a foreclosure lawsuit filed by U.S. Bancorp after determining that a bank employee, Kim Stewart, had identified herself in two conflicting ways in documents throughout the lawsuit.

In 2008, Ms. Stewart signed an assignment of mortgage — which gives the mortgage servicer the right to foreclose — to U.S. Bancorp, identifying herself as assistant secretary of Mortgage Electronic Registration Systems. Yet in 2009, Ms. Stewart signed a separate document in the lawsuit as vice president of U.S. Bancorp, court records show.

The judge, in a derisive tone, suggested that perhaps the bank and its law firm “do not want the court to confront the conflicted Ms. Stewart,” according to a court transcript. U.S. Bancorp strongly disagreed with the judge’s ruling and plans to appeal the decision, said Teri Charest, a spokeswoman for the bank. She added that Ms. Stewart was an officer of the bank and had “signed all documents appropriately.”

George Babcock, a lawyer in Pawtucket, R.I., who represents homeowners, estimated that roughly 300 of his clients were being threatened with foreclosures that include documents signed by Ms. Stewart.

A similar problem has cropped up on the West Coast, where an employee of a mortgage servicing firm whose signature appeared in a lawsuit filed by one of the eight firms had already been flagged as problematic.

Phillip Bennett, a retired schoolteacher in California, was evicted from the home he shared with his wife in Rancho Cucamonga last month.

Mr. Bennett said he thought he might be able to save his home, despite falling behind on his loan payments, because the mortgage assignment was signed by a mortgage company employee, Marti Noriega, who was previously involved in a foreclosure that had been halted.

In October 2010, Garr M. King, a senior judge with the United States District Court in Oregon, blocked a foreclosure after spotting a suspicious document from Ms. Noriega. In that lawsuit, Ms. Noriega, acting as vice president of Mortgage Electronic Registration Systems, signed an assignment of mortgage.

The problem, court records show, was with the date. Ms. Noriega’s signature transferring the mortgage from Mortgage Lenders Network USA to LaSalle National Bank (now part of Bank of America) was dated 15 months after Mortgage Lenders Network halted its operations.

Some foreclosures include documents from people who have testified to being robo-signers in other courts.

In July 2010, Erica Johnson-Seck, whose signatures appeared in foreclosure cases filed by OneWest, acknowledged, in a deposition in state court in Palm Beach County in Florida, having signed 750 mortgage documents a week, usually with only a cursory review.

Yet Carla Duncan, a social worker, is fighting a lawsuit over the foreclosure on her three-bedroom home in Cleveland Heights, Ohio. The lawsuit, which was filed in March 2010 in Ohio state court, includes a document signed by Ms. Johnson-Seck.

“It’s so totally unfair,” said Ms. Duncan.

A spokesman for OneWest declined to comment on Ms. Duncan’s lawsuit.

UPDATE-JAN 9, 2012- **Banks still robo-signing, filing doubtful foreclosure documents**

Reuters has found that some of the biggest U.S. banks and other “loan servicers” continue to file questionable foreclosure documents with courts and county clerks. They are using tactics that late last year triggered an outcry, multiple investigations and temporary moratoriums on foreclosures. In recent months, servicers have filed thousands of documents that appear to have been fabricated or improperly altered, or have sworn to false facts. Reuters also identified at least six “robo-signers,” individuals who in recent months have each signed thousands of mortgage assignments — legal documents which pinpoint ownership of a property. These same individuals have been identified — in depositions, court testimony or court rulings — as previously having signed vast numbers of foreclosure documents that they never read or checked. [read more]

When banks were caught improperly signing off on foreclosure documents consumer advocates and property rights experts hoped the public outcry would force the companies to change their foreclosure processing systems to ensure that meaningful document reviews were conducted and wrongful foreclosures were prevented.

MERS now has over 20,000 “deputized” officers signing on behalf of MERS. We have been exposing these alleged MERS “officers” for years, but now they have changed there tactics which makes it harder everyday. They are outsourcing to other countries and hiring Temps from Temporary Employment Agencies to do their “dirty work”. These people don’t even know they are breaking the law and legal standards. Furthermore, after 6 months, their “assignment is over” and you can never track them down, due to the fact they usually hire people with very common names.

#### **SUSPECTED ROBO SIGNERS\*- ALPHABETICAL BY FIRST NAME**

( IF YOU HAVE ANY INFORMATION ON THE LIST BELOW, PLEASE SHARE WITH US SO THAT WE CAN SHARE WITH OTHERS)

**\* EDITOR’S OPINION:** IT SHOULD NOT BE CALLED ROBO SIGNING. CALL IT WHAT IT REALLY IS, FRAUD, FORGERY, CIVIL THEFT, DECEIT, GREED, ACCESSORY TO GRAND LARCENY, AND AN ATTEMPT TO RIP AWAY THE AMERICAN DREAM OF HOME OWNERSHIP FROM PEOPLE & FAMILIES.

**Adriene Kelly -- AZ notary – alleged MERS Assistant Secretary / ReconTrust**[http://www.whatsignature.com/files/Kelly\\_Adrienne.JPG](http://www.whatsignature.com/files/Kelly_Adrienne.JPG)

**Aida Duentes-** alleged Vice President of MERS – see Miami-Dade Public records **Book 27855 page 231**

## **Aida Hernandez – Notary in Texas**

**Alice Rowe** – suspected robo signer as an alleged Assistant Secretary for

MERS<http://199.241.8.115/oncoreweb/showdetails.aspx?id=8185463&rn=0&pi=0&ref=searchhttp://199.241.8.115/oncoreweb/showdetails.aspx?id=8185465&rn=1&pi=0&ref=search>

**Alden Berner- admitted** robo-signer/verifier for Wells Fargo and Marshall C. Watson-

<http://www.scribd.com/doc/45836503/Full-Deposition-of-Alden-Berner-of-Wells-Fargo><http://www.scribd.com/doc/65125403/Wells-Fargo-Motion-for-Reconsideration-of-Order-Denying-Def-Motion-for-Sanction> <http://4closurefraud.org/2011/11/28/marshall-c-watson-foreclosure-mill-queried-by-fl-ag-re-possible-settlement-violations-by-improper-verification-review-of-fraudclosures/>

**Alicia Greene-** suspected robo signer

**Alicia Turner-** suspected robo signer for **MERS**

Amanda Blankship – suspected robo signer

Amy Prophet – suspected robo signer alleged employee of Residential Funding Company, but is really a PROCESSOR at [Wells Fargo in Charlotte, NC](#), Currently holds this position , formerly worked as Loan Closer [GreenPoint Mortgage](#) 1993 – 2007 (14 years) Approx. 45 years old. Lives at 214 Migus Street, Belmont, NC, 28012 Home phone number is (704) 825-7028<http://www.linkedin.com/pub/amy-prophet/15/1b5/b21><https://www.facebook.com/pages/Amy-Prophet/34512556918>

Amy Smith- suspected robo signer is really a [Default Risk Management](#) at [OneWest Bank](#) May 2009 – Present (2 years 7 months)

- Monitor Foreclosure process from initial referral to transfer of ownership to designated Investors
- Establish contact with attorney firms to obtain status for each Foreclosure/Deed-in-Lieu
- Assume responsibility of resolving disputes, problems and conflicts.
- Prepare signature documents per attorney requests and respond to attorney requests in a timely manner.
- Conduct research on foreclosure matters (payment histories, document retrieval, etc...).
- Ensures each referral loan for FCL is being actively worked on by designated Counsel (requires extensive communication with law firms).
- Update servicing systems as needed
- Follows detailed guidelines from loan investors and execute procedures for state laws and policies for each foreclosure file.
- Meet strict deadlines for Foreclosure Sales reporting and execute actions instructed by departments including Loss Mitigation, REO, Default Escalations, Customer Service, and Management.
- Oversees Nevada Mediation Process for the Default department-ensure that all Mediators have executed certifications prior to the court mandated Mediation meetings. This includes heavy

correspondence with the Nevada attorneys and firms on a daily basis. [Customer Service Specialist Indymac Federal Bank for Spherion](#) June 2007 – February 2011 (3 years 9 months)

- High volume recruitment and interviewing potential candidates for placement with Dell Computers, New York Life, AMD/Volt, Onsite Business Management @ IndyMac Federal Bank and various other prominent companies in the Austin area
- Meet strict and detailed standards for employment processing
- Heavy correlation with clients to achieve maximum efficiency and proper process to ensure new employees complete drug screen, full background report, orientation process, & successful start date.
- Provide Exceptional Customer Service
- Building client relationships
- Client Service Sales were made through skill marketing, sales calls, client visits, and internet research Recruiter
- Heavy administration duties, which include, deadline reports and spreadsheets, phones, data entry, filing, etc.
- Plan and execute job fair set ups and attendance, which are held on a weekly basis
- High volume recruitment and process

[Foreclosure Specialist OneWest Bank](#) 2009 – 2009 (less than a year) [AppleOne Employment Services](#) – Staffing and Recruiting April 2006 – June 2007 (1 year 3 months) Account Executive

- Recruit and interview potential candidates for placement with various employers including Samsung, Microsoft, IndyMac Bank, & Onsite assistance @ Harte Hanks

**Andrew Harmon-** suspected robo

signer <http://www.salemdeeds.com/robosite/RobosignerList.aspx> www.njteapartycoalition.org/Mortgage\_Legal.templates.docx www.njteapartycoalition.org/Mortgage\_Legal.templates.docx  
www.truthinlending.net/pdf/MCDONNELLS-AUDIT-ESSEX-SOUTHERN-DISTRICT-REGISTRY-6.29.2011.docx.pdf www.truthinlending.net/pdf/MCDONNELLS-AUDIT-ESSEX-SOUTHERN-DISTRICT-REGISTRY-6.29.2011.docx.pdf (COPY & PASTE INTO BROWSER)

**Andrew Moore-** suspected robo signer at David Stern's Office- SIGNATURE

EXAMINED <http://4closurefraud.org/2011/05/27/fight-club-attorney-george-babcock-andrew-harmon-signatures-examined-by-handwriting-expert/>

**Angela Edwards-** suspected robo signer for **American Home Mortgage and Lenders processing**

**Angela Green** - suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Angela Nava-** suspected robo signer for ReconTrust/ Bank of America/Bank of New York/Mellon, signs as MERS officer <http://4closurefraud.org/2011/06/27/false-statements-bank-of-america-bank-of-new-york-mellon-corelogic-cwabs-cwalt-mers/>

**Angela Nolan-** admitted robo signer at Chase Home Mortgage- see full deposition

at: <http://4closurefraud.org/2010/03/07/full-deposition-of-angela-nolan-robo-signer-at-chase-home->

[finance-foreclosure-fraud-on-record-deutsche-bank-national-trust-company-as-trustee-for-jpmac-2007-ch5-%e2%80%93-j-p-morgan-chase-bank-n/](#)

**Angelia Ward Jones- suspected robo signer**

**Angelo Mayfield** – alleged Vice President of MERS and notary but really a **Supervisor/** Mgr at LPS in the Dallas/Fort Worth Area **Supervisor/ Default QA at [Saxon Mortgage](#)** Supervisor/ Default QA [Saxon Mortgage](#) from January 2011 – Present (11 months) Irving, TX **Default QA at [Saxon Mortgage](#)** <http://www.linkedin.com/pub/angelo-mayfield/17/40b/13> <http://www.homepreservationnetwork.com/blog/jorge-newbery/robo-signer-misdeeds-may-help-homeowners> <http://gofightforeclosure.com/blog/hamlet-foreclosure-know-it-robo-if-it-is-signed-the-name/>

Angelo Mayfield's Overview

**Angie Farmer** – Bank of New York

**Anissa Hickerson** – is really a Sr. Collateral Specialist and Fla. Registered Paralegal at [Bayview Asset Management](#) see: [http://www.linkedin.com/search/fpsearch?type=people&keywords=Anissa+Hickerson&pplSearchOrigin=GLHD&pageKey=fps\\_results&search=Search](http://www.linkedin.com/search/fpsearch?type=people&keywords=Anissa+Hickerson&pplSearchOrigin=GLHD&pageKey=fps_results&search=Search) <https://www.facebook.com/people/Anissa-Hickerson/1204563335>

**Anne Allen** – alleged robo signer

**Ashley Clements- suspected robo signer / notary- multiple roles-**

[http://www.whatsignature.com/files/Clements\\_Ashley.GIF](http://www.whatsignature.com/files/Clements_Ashley.GIF) [http://www.whatsignature.com/files/Clements\\_Ashley\\_1.GIF](http://www.whatsignature.com/files/Clements_Ashley_1.GIF) [http://www.whatsignature.com/files/Clements\\_Ashley\\_2.GIF](http://www.whatsignature.com/files/Clements_Ashley_2.GIF) [http://www.whatsignature.com/files/Clements\\_Ashley.3.GIF](http://www.whatsignature.com/files/Clements_Ashley.3.GIF)

**Barbara Rice** – suspected robo signer for CitiMortgage

**Bernadette Moore- suspected robo signer**

**Bethany Smith** – a “legal” robo signer for Bank of America- read the article [http://www.huffingtonpost.com/2011/05/24/banks-robo-signing-foreclosures\\_n\\_865696.html](http://www.huffingtonpost.com/2011/05/24/banks-robo-signing-foreclosures_n_865696.html)

**Beverly Brooks-** MERS signer is really a consultant- SEE: <http://www.linkedin.com/pub/beverly-brooks/6/826/28a> <http://www.scribd.com/doc/74684353/MERS-Assignment-of-1st-Mortgage>

**Brett Larson-** suspected robo signer for GMAC

Brian Bly- admitted robo signer for Nationwide Title is also a notary. His signature varies significantly on documents. He signs as an officer of many different mortgage companies. He often signs to assign mortgages to trusts many years after the closing date of the trusts. Bly testified in a July 2010 foreclosure case in Florida that he signed up to 5,000 mortgage assignments per day at the loan-servicing company. Although he is an employee of Nationwide, he signed the documents as a “vice



president” of Option One Mortgage, Deutsche Bank, CitiBank and other institutions. (Case # 2009-CA-1920, Circuit Court of the Fourth Judicial District, Clay County, FL) In his deposition, Bly said Nationwide multiplied his output by electronically stamping his signature on additional mortgage assignments that Bly said he never saw. He testified, too, that all the documents then were falsely notarized. Nationwide’s notaries were given stacks of the already-signed documents, he said, and attested falsely that Bly had signed the legal papers in front of them. Bly said he didn’t verify the information in the papers he signed, and that he didn’t understand key words and expressions in them. On thousands of documents, a California or North Carolina address is listed directly under Bly’s name to help conceal his true employer. In a Texas case involving an Assignment signed by Bryan Bly, a Texas Court denied an Application for Order for Foreclosure on January 25, 2010, after the homeowner responded to the application with allegations of fraud based in part on the conduct of Bly. See, *In re Order for Foreclosure Concerning Geoffrey Wilner*, Cause No. 96-239885-09, District Court for Tarrant County, Texas, 96<sup>th</sup> Judicial District. Susan Taylor Martin, St. Petersburg Times Correspondent, wrote an article about Bly and Nationwide Title on June 20, 2010 and on May 3, 2009. Bly has used the following job titles:

Vice President, American General Home Equity, Inc.;

Vice President, CitiBank, FSB by CitiMortgage, Inc., f/k/a Citicorp Mortgage, Inc., Its Attorney in Fact.

**See video deposition at of Brian Bly at** <http://www.youtube.com/watch%3Fv%3Ds0pyouVwJnE>

[http://www.argus-press.com/news/national/article\\_df8a683a-e1d5-5b4a-b334-a4937e477ff7.html](http://www.argus-press.com/news/national/article_df8a683a-e1d5-5b4a-b334-a4937e477ff7.html)[http://www.whatsignature.com/files/Bly\\_Bryan.pdf](http://www.whatsignature.com/files/Bly_Bryan.pdf)[http://www.whatsignature.com/files/Bly\\_Bryan.1.pdf](http://www.whatsignature.com/files/Bly_Bryan.1.pdf)[http://www.whatsignature.com/files/Bly\\_Bryan.3.pdf](http://www.whatsignature.com/files/Bly_Bryan.3.pdf)[http://www.whatsignature.com/files/Bly\\_Bryan.4.pdf](http://www.whatsignature.com/files/Bly_Bryan.4.pdf)[http://www.whatsignature.com/files/Bly\\_Bryan.5.pdf](http://www.whatsignature.com/files/Bly_Bryan.5.pdf)[http://www.whatsignature.com/files/Bly\\_Bryan.6.pdf](http://www.whatsignature.com/files/Bly_Bryan.6.pdf)[http://www.whatsignature.com/files/Bly\\_Bryan.7.pdf](http://www.whatsignature.com/files/Bly_Bryan.7.pdf)[http://members.beforeshnews.com/story/833/333/ROBO\\_SIGNING\\_STILL\\_GOING\\_STRONG.html](http://members.beforeshnews.com/story/833/333/ROBO_SIGNING_STILL_GOING_STRONG.html)<http://www.scribd.com/doc/39766637/In-Search-of-Prima-Facie-Authority-of-Bryan-J-Bly-and-Crystal-Moore-to-Assign-Mortgages><http://www.scribd.com/doc/39766637/In-Search-of-Prima-Facie-Authority-of-Bryan-J-Bly-and-Crystal-Moore-to-Assign-Mortgages>

Brian Burnett- Presently [Assistant Vice President – Foreclosure/Contested Default Resolutions](#) at [Aurora Bank FSB](#) April 2011 – Present (8 months) as per: <http://www.linkedin.com/pub/brian-burnett/5/b26/772>

[AVP – Foreclosure OneWest Bank](#) August 2009 – March 2011 (1 year 8 months)

[Senior Vice President, Loss Mitigation MOS Group Inc.](#) January 2009 – July 2009 (7 months)

MOS Recovery’s challenge is recouping lost monies for their clients. MOS Recovery helps the client and borrower achieve a satisfactory solution to their delinquency

[Process Engineering Specialist – Law Office of Marshall Watson](#)

March 2008 – January 2009 (11 months)

- **Increased foreclosure pipeline by 410% within 6 months.**
- Increased staffing by 65%
- Implemented offshoring initiative and facilitated offshore numerous processes
- Managed foreclosure process pertaining to process flows, policies & procedures, personnel, vendor management, and process improvements.
- Lead 14 managers, project specialists, & supervisors and a team of 155 associates
- Supported company in becoming FHLMC compliant and being FHLMC approved, which increased our client base by 45%.

**Bob Koch- MERS suspected robo signer**

**Bob Okon- suspected robo signer**

**Butler & Hosch** – filed approx. 300 Assignments of Mortgage in one day in Florida

**Carissa Keeler** – Works at [Wells Fargo Home](#)

[Mortgage](#) <https://www.facebook.com/profile.php?id=669141999> <http://www.scribd.com/doc/61146555/ROBO-GALORE-LYNN-S-LIST-OF-TOP-MORTGAGE-SIGNERS-FOR-FIRST-HALF-OF-2011>

**Carla McCalla- suspected robo signer**

**Carla Naughton** – robo signer but really is Client Relations at Wells Fargo

<http://www.linkedin.com/pub/carla-naughton/5/332/3a0> <http://www.scribd.com/doc/61146555/ROBO-GALORE-LYNN-S-LIST-OF-TOP-MORTGAGE-SIGNERS-FOR-FIRST-HALF-OF-2011>

**Carmella Boone-** ReconTrust, signs as MERS officer

**Carol Ward** – alleged robo signer in Nevada

**Carolyn Brown-** Notary in Texas

**Carolyn Burgess-** she really is a director at Fannie Mae- May 2005 – Present (6 years 8 months) formerly work at Berkshire Mortgage Finance & Horizon Mortgage From 1995 – 2005 (10 years) <http://www.linkedin.com/pub/carolyn-burgess/4/919/1a6>

**Carolyn Holleman** – ReconTrust, signs as MERS officer. Possibly owner of tax accounting firm, see: <http://www.linkedin.com/pub/carolyn-holleman-horne/31/4b3/145>

**Carolina Garcia-** CA Notary in Orange County, CA

**Carolyn White** – Deutsche Bank

**Cassandra Thomas**- alleged Vice President of Central Mortgage

**Catherine Gorlewski**- <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Charlene Busselaar** – possibly an employee at Merrill Lynch, NYC

**Cathy Menchise**- robo signer for Bank of America- [stopforeclosurefraud.com/2010/11/16/mind-blowing-judge-schack-names-robo-signers-in-many-foreclosure-cases-greatest-hits/](http://stopforeclosurefraud.com/2010/11/16/mind-blowing-judge-schack-names-robo-signers-in-many-foreclosure-cases-greatest-hits/)

**Cheryl Harmon** – suspected robo signer alleged Vice President of Bank of America

**Chester Levings**- MERS witness

**Chet Sconyers** – as Certifying Officer

**Christie Balwin** – <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Christina Carter**- <http://www.salemdeeds.com/robosite/RobosignerList.asp>

Christina Laberto- Texas notary for known robo signer Roger Stotts  
[http://whatsignature.com/files/Laberto\\_Christina.JPG](http://whatsignature.com/files/Laberto_Christina.JPG)

Christine Palumbo – Default Vendor Management [HSBC Mortgage Services](http://www.hsbc.com) September 1998 – Present (13 years 3 months) as per her own published profile <http://www.linkedin.com/pub/kristen-palumbo/40/668/115>

Cindy McGovern – default and loss mitigation call center manager [indymac bank](http://www.indymac.com) May 2004 – Present (7 years 7 months) as per: <http://www.linkedin.com/pub/cindy-mcgovern/b/6a3/26>

**Cindy L. Morris** – alleged Vice President at Atlantic Law Group, alleged Attorney-In-Fact at Bank of America, also has signed affidavits as Assistant Vice President of Bank of America, and notarized in PA

**Cindy R. Moreland** – Really works as a Default Specialist at First American  
Title. <http://www.linkedin.com/pub/cindy-moreland/14/57b/b78>

**Christopher Ledezma**- suspected robo signer

**Cody B. West** – suspected robo signer

**Colin Taber** – alleged employee of American Express Bank, FSB

**Colleen Irby**- robo signer for WAMU JP Morgan/Chase really is Section Manager at California Reconveyance Company, Los Angeles Area, see: <http://www.linkedin.com/pub/colleen-irby/7/46a/a74>

**Colleen Thrall**- suspected robo-signer for Wilshire Credit

**Conni Jones**- suspected robo signer and alleged MERS officer

**Cory Messer** – possible Ocwen employee/robo-signer

Christine Odem –robo signer of Nationstar Mortgage- see full deposition of Christine Odem at <http://4closurefraud.org/2011/04/13/full-deposition-of-christine-odem-of-nationstar-by-florida-foreclosure-defense-lawyer-brian-korte/>

Christopher Herrera – a.k.a. Chris De Herrera [Vice President, Business Control Manager](#) at Bank of America October 2010 – Present (1 year 3 months) Coordinate and assist Home Loans Servicing with their quarterly risk self-assessment. Matrix manage multiple personnel across various departments to deliver reports on a timely basis. Perform a quality review of the assessment prior to submission to management. Develop an executive summary and present the results of the risk assessment to senior management. No banking experience prior to the job with Bank of America. How did he start as a Vice President?<http://www.linkedin.com/in/cdeherrera>

**Craig Evan** – suspected robo signer for GMAC

**Craig Zecher- “outed” robo signer of verifications for Wells Fargo-**  
<http://www.scribd.com/doc/65125403/Wells-Fargo-Motion-for-Reconsideration-of-Order-Denying-Def-Motion-for-Sanction>

**Crystal Moore- admitted robo signer** is an employee at [Nationwide Title Clearing](#)<http://www.scribd.com/doc/39766637/In-Search-of-Prima-Facie-Authority-of-Bryan-J-Bly-and-Crystal-Moore-to-Assign-Mortgages> [http://www.argus-press.com/news/national/article\\_df8a683a-e1d5-5b4a-b334-a4937e477ff7.html](http://www.argus-press.com/news/national/article_df8a683a-e1d5-5b4a-b334-a4937e477ff7.html) [www.whatsignature.com/files/Doko\\_Dhurata.3.pdf](http://www.whatsignature.com/files/Doko_Dhurata.3.pdf), [www.whatsignature.com/files/Doko\\_Dhurata.4.pdf](http://www.whatsignature.com/files/Doko_Dhurata.4.pdf), [www.whatsignature.com/files/Doko\\_Dhurata.5.pdf](http://www.whatsignature.com/files/Doko_Dhurata.5.pdf), See video deposition of Crystal Moore at: [stopforeclosurefraud.com/2010/11/07/sff-exclusive-video-deposition-of-nationwide-title-crystal-moore/](http://stopforeclosurefraud.com/2010/11/07/sff-exclusive-video-deposition-of-nationwide-title-crystal-moore/) [search.wn.com/?template=cheetah-search-adv/index.txt&action=search&results\\_type=news&search\\_string=crystal\\_moore robosigner\\_deposition](http://search.wn.com/?template=cheetah-search-adv/index.txt&action=search&results_type=news&search_string=crystal_moore%20robosigner_deposition) on mortgage fraud of 4mp4&language\_id=1&sort\_type=-pub-datetime&corpus=current&search\_type=expression [http://www.argus-press.com/news/national/article\\_df8a683a-e1d5-5b4a-b334-a4937e477ff7.html](http://www.argus-press.com/news/national/article_df8a683a-e1d5-5b4a-b334-a4937e477ff7.html)<http://www.salemdeeds.com/robosite/RobosignerList.asp> <http://www.scribd.com/doc/39766637/In-Search-of-Prima-Facie-Authority-of-Bryan-J-Bly-and-Crystal-Moore-to-Assign-Mortgages>

**Cynthia Santos-** suspected robo signer signing as Assistant Secretary of MERS<http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125324&rn=8&pi=0&ref=search><http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125326&rn=9&pi=0&ref=search><http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125328&rn=10&pi=1&ref=search>

**Daniel Charles- a.k.a. Daniel L. Charles-** signing as V.P. of MERS- Comment from reader: Daniel L. Charles signed 12/5/2011 as VP of MERS and on another doc the next day (12/06/2011) signed as AVP of Bank of America, NA ( see comments section)

**Darcy Peters-** suspected robo signer alleged Vice President

**Daryl Bischoff-** suspected robo signer

**Dawn Reynolds-** suspected robo signer

**David Buchalter-** suspected robo signer for Ditech

**David Gregory** – suspected robo signer ReconTrust, signs as MERS officer

**David J. Mayo** – CA notary

**David Perez**—alleged AVP of Countrywide Home Loans and Home Loans Servicing and Bank of America and signing as Assistant Vice President of MERS in Dec 2008 <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List> [www.salemdeeds.com/pdf/RoboSigners.pdf](http://www.salemdeeds.com/pdf/RoboSigners.pdf)

**Debbie K. Day** (Notary in Houston, TX)

**Debbie Nieblas-** suspected robo signer

**Debra Blaney** – robo signer / verifier for Wells Fargo Bank and/or Marshall C. Watson, P.A. see AG letter at:<http://4closurefraud.org/2011/11/28/marshall-c-watson-foreclosure-mill-queried-by-fl-ag-re-possible-settlement-violations-by-improper-verification-review-of-fraudclosures/http://www.scribd.com/doc/65125403/Wells-Fargo-Motion-for-Reconsideration-of-Order-Denying-Def-Motion-for-Sanction>

**Debra Money** – notary in Texas for MERS signers

**Debra Wojciechowski-** alleges to be an authorized officer for BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing

**Dee Ortega** – Executive Trustee Services (ETS) robo signer – <http://dockets.justia.com/docket/texas/txsdce/1:2011cv00096/887206/http://www.corporationwiki.com/California/Mission-Hills/executive-trustee-services-llc-2663366.aspx>

**Deeann Gregory** – suspected robo signer

**Dennie R. Marshall** – suspected robo signer for MERS

**Derrick White** – as a MERS robo signer

**Diane M. Johnson-** suspected robo signer at **M&T Mortgage**

**Dominique Johnson** – suspected robo signer alleged Assistant Secretary of MERS <http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125326&rn=9&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=51125328&rn=10&pi=1&ref=search>

**Don Mace** – suspected robo signer (Signed Reconveyance in 2004 for CRC but in Houston, TX )

**Donald Clerk- alleged robo signer for Bank of America Donna Acree** – suspected robo signer Donna Acree is associated with [Ctx Mortgage Company, LLC](http://www.ctxmortgage.com) and holds several roles such as Vice President, Assistant Sec. and JPMorgan Chase <http://www.corporationwiki.com/Texas/Dallas/donna-acree/34842821.aspx>

**Doris Williams-** suspected robo signer at Select Portfolio Services

**Douglas E. Miles** – Chase trustee?

**Edward Olsen** – signing as V.P. of loan documentation

**Elena Peterson** – <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Erica Reyes** – suspected robo signer

**Erica Johnson-Seck** – is a former employee of IndyMac (now One West). Long after IndyMac FSB ceased to exist, Johnson-Seck continued to sign Mortgage Assignments as “Attorney-In-Fact for IndyMac Federal Bank FSB. Johnson-Seck often signs Mortgage Assignments assigning mortgages to trusts years after the closing dates of the trusts. The Assignments are often notarized in Travis County, TX. She is specifically mentioned in Deutsche Bank National Trust Company v. Rose Harris, Index No. 35549/07, Supreme Court of NY (Brooklyn), February 5, 2008:

“...Plaintiff’s affidavit, submitted in support of the instant application for a default judgment, was executed by Erica Johnson -Seck, who claims to be a Vice President of plaintiff DEUTSCHE BANK. The affidavit was executed in the state of Texas, County of Williamson The Court is perplexed as to why the Assignment was not executed in Pasadena, California, at 460 Sierra Madre Village, the alleged “principal place of business” for both the assignor and the assignee. In my January 31, 2008 decision (*Deutsche Bank National Trust Company v. Maraj* [citation omitted]), I noted that Erica Johnson-Seck claimed that she was a Vice President of MERS in her July 3, 2007 INDYMAC to DEUTSCHE BANK assignment, and then

in her July 31, 2007 affidavit claimed to be a DEUTSCHE BANK Vice President. Just as in *Deutsche Bank National Trust Company v. Maraj*, at 2, the Court, in the instant action, before granting an application for an order of reference, requires an affidavit from Ms. Johnson-Seck, describing her employment history for the past three years. Vice President at Indymac Bank, Location Austin, Texas as per <http://www.linkedin.com/pub/erica-johnson-seck/6/232/544> Home Address is 1004 Williams Way, Cedar Park Texas. see full deposition at [4closurefraud.org/2009/11/15/full-deposition-of-the-infamous-erica-johnson-seck-re-indymac-federal-bank-fsb-plaintiff-vs-israel-a-machado-50-2008-ca-037322xxxx-mb/www.whatsignature.com/files/Johnson-Seck\\_Erica.GIF](http://4closurefraud.org/2009/11/15/full-deposition-of-the-infamous-erica-johnson-seck-re-indymac-federal-bank-fsb-plaintiff-vs-israel-a-machado-50-2008-ca-037322xxxx-mb/www.whatsignature.com/files/Johnson-Seck_Erica.GIF) [www.whatsignature.com/files/Johnson-Seck\\_Erica\\_A\\_attorney\\_in\\_fact\\_.GIF](http://www.whatsignature.com/files/Johnson-Seck_Erica_A_attorney_in_fact_.GIF)

**Esad Cavka- robo signer for Lenders Processing Services (LPS) /EMC/MERS**

**Flor Valerio-** suspected robo signer

**Francis Nolan, a.k.a. Francis J. Nolan** – suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Frank Parisi-** suspected robo signer Vice President Business & Professional Banking at [Webster Bank](#) May 2010 – Present (1 year 8 months) [HSBC](#) – Assistant Vice President, Business Relationship Manager- December 2008 – May 2010 (1 year 6 months) worked in business banking, managing companies deposit and lending relationships for the bank in Fairfield County, CT. Business Banker – [Citibank](#) 2006 – 2008 (2 years) Financial Services Manager Peoples United Bank 2001 – 2004 (3 years)

<http://www.linkedin.com/in/frankjparisi>

**Gary Trafford** – indicted robo signer see 440 page Nevada Attorney General indictment for robo signing <http://mattweidnerlaw.com/blog/2011/11/bombshell-nevada-attorney-general-releases-massive-indictment/>

**George A. Pinedo** – notary located in Ventura County, CA <http://www.linkedin.com/pub/george-a-pinedo/13/568/a6b>

**George Gallegos** – preparer for CoreLogic in Chapin, SC

**Gerald Johnson-** suspected MERS robo signer and South Carolina notary ( see Pasco County FL, Public Record ORB 8416 page 769, notarized for Herman John Kennerty, a known robo signer

**Gerhard Heckerman-** suspected Florida notary for robo signers at LPS- [http://www.whatsignature.com/files/Heckermann\\_Gerhard.JPG](http://www.whatsignature.com/files/Heckermann_Gerhard.JPG)

**Gerri Sheppard** – indicted robo signer. See 440 page, 600 count Nevada Attorney General indictment for notarizing robo signed documents <http://mattweidnerlaw.com/blog/2011/11/bombshell-nevada-attorney-general-releases-massive-indictment/>

**Gino Tomasino** – suspected robo signer at Option One

Gregg Blaney – alleged President of GVB Consulting Services is really a Member of GVB consulting **and** currently holds this position, see: <http://www.linkedin.com/pub/gregg-blaney-gregg-blaney/18/38b/b06>

**Heather Malone-** suspected robo signer

**Howard Bierman-** suspected robo signer

**Irene Guerrero-** Notary

**Isabel V. Collieran-** suspected robo signer alleged MERS Assistant Secretary. Works at Adorno & Yoss, LLP

**J.B. Kerns-** suspected robo-signer

**J. Michelle Jackson-** notary for robo-signers in Allegheny County, PA

**Jackie Freeman** – suspected robo signer alleged Assistant Secretary of MERS

**Jackie Miller** – suspected robo signer alleged MERS Officer

**Jacob R. Clark** – suspected robo signer DocX employee

**Jaime Epstein – Law Offices of Marshall Watson**

**James C. Morris-** Notary for robo signers

**James Shapiro** – suspected robo signer Dakota County, MN

**James Whitfield-** suspected robo signer at Chase

**Jan Walsh** – suspected robo signer

**Jane Quick** – Notary for robo signers

**Janet L. Jones** – <http://www.scribd.com/doc/61146555/ROBO-GALORE-LYNN-S-LIST-OF-TOP-MORTGAGE-SIGNERS-FOR-FIRST-HALF-OF-2011>

**Jay Skinner** – <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Jennifer Ramos-** suspected robo signer at **Chase Bank**

**Jeremy B. Wilkins-** suspected robo signer alleged MERS Vice President is really a Managing Member of Cavalier Commerce, LLC **from** September 2009 – Present (2 years 4 months) Consulting – Healthcare, Oil and Energy, Finance – Real Estate and Managing Attorney at Brock & Scott, PLLC **from** May 2005 – Present (6 years 8 months) **Summary-** Real Estate Law, Regulatory Compliance, Mortgage Default



Servicing law, Litigation (Civil and Criminal), Healthcare Law, Large Law Firm Management, Contract / Agreement Drafting, Consulting. <http://www.linkedin.com/pub/jeremy-b-wilkins/31/3b5/52a>[http://www.brockandscott.com/bns\\_attorneys.aspx](http://www.brockandscott.com/bns_attorneys.aspx)

**Jessica Fuentes** – suspected robo signer **alleged Assistant Secretary of WMC**

**Jessica Larsen** – notary

**Jessica Leete**- suspected robo signer

**Jessica Peters** – suspected robo signer **Bank of America**

**Jessica Ulary**- suspected robo signer

**Jill Wosnak**- signing s a VP of US Bank, NA... and I've seen her as VP for Country Wide / Bank of America and a new one I found today of New Century Mortgage- seems she's VP of a LOT of banks at the same time! contact for more

info <http://theclarionedict.me/index.html> <http://debbyreagan.files.wordpress.com/2011/04/counterclaim.do>  
<http://dockets.justia.com/docket/nevada/nvdce/2:2011cv00275/79481/http://www.salemdeeds.com/pdf/RoboSigners.pdf> <http://livinglies.wordpress.com/2011/01/28/foreclosure-hamlet-you-know-its-robo-signed-if-their-name-is/> <http://www.scribd.com/doc/67177607/Robo-Signer-7-1><http://dtsystems.net/tag/docx/>

**Jim Schollmeyer**- currently a Partner at REMN (In 2009, REMN entities funded in excess of \$3.5 billion. The Company has issued more than \$600 million in GNMA and FNMA securities. This gives us a competitive advantage in product diversification. What's more, REMN currently has four warehouse lines with four of the country's top warehouse institutions) Formerly AVP at Champion Mortgage/Key Bank<http://www.linkedin.com/pub/jim-schollmeyer/6/b76/701>

**Joan Bermudez**- suspected robo signer

**Joann Rein**- alleged MERS Vice President is an admitted robo signer for Aurora<http://www.scribd.com/doc/75472996/75178674-Joann-Rein-Depo-Aurora-Robosigner><http://www.linkedin.com/pub/joann-rein/47/5a9/678>

**Joanne Perez**- suspected robo signer at **Ocwen**

**Joe Johnson** – suspected robo signer at Bank of America

**Joe Lanning** – suspected robo signer at **Ticor**

**Joe Taylor**- suspected robo signer for **America's Wholesale Lender**

**John Kerr**- suspected robo signer

**John Gilvarry** suspected robo signer (Supposedly a Chase employee in Jacksonville, FL. I called this office and was told there was not a person there by that name).

**John Krandle**- suspected robo signer for Wells Fargo

**John P. Larsen – suspected robo signer for Washington Mutual ( WAMU)**

**John Zhao –** alleged employee of American Express Bank, FSB

**Jonathan R. Malone- Notary**

**Jordan Scott Griffith**- suspected robo signer

**Joseph Kaminski** –Joseph Kaminski was an employee of **Lender Processing Services** in Jacksonville, FL. He often signs Mortgage Assignments as Assistant Secretary of Mortgage Electronic Registration Systems, Inc. as nominee for American Home Mortgage Acceptance, Inc. These Assignments are often used in cases involving American Home Mortgage Investment Trusts. He signs years after American Home Mortgage Acceptance filed for bankruptcy and without any authority from the bankruptcy court to assign these assets. These Assignments are often prepared, signed and filed years after the closing date of the trust. Deutsche Bank National Trust Company is frequently the trustee that forecloses using these Assignments. Kaminski's signature is often witnessed by Coleman Stokes. His signature is often notarized by Valerie Broom or Tina

Gray. [www.whatsignature.com/files/Kaminski\\_Joseph.6.pdf](http://www.whatsignature.com/files/Kaminski_Joseph.6.pdf)[www.whatsignature.com/files/Smith\\_Kathy.2.pdf](http://www.whatsignature.com/files/Smith_Kathy.2.pdf), [www.whatsignature.com/files/Kaminski\\_Joseph.pdf](http://www.whatsignature.com/files/Kaminski_Joseph.pdf),[www.whatsignature.com/files/Kaminski\\_Joseph.1.pdf](http://www.whatsignature.com/files/Kaminski_Joseph.1.pdf),[www.whatsignature.com/files/Kaminski\\_Joseph.2.pdf](http://www.whatsignature.com/files/Kaminski_Joseph.2.pdf),[www.whatsignature.com/files/Kaminski\\_Joseph.3.pdf](http://www.whatsignature.com/files/Kaminski_Joseph.3.pdf),[www.whatsignature.com/files/Kaminski\\_Joseph.6.pdf](http://www.whatsignature.com/files/Kaminski_Joseph.6.pdf),[www.frauddigest.com/indictments/Corrective+Assignment%5b2%5d.pdf](http://www.frauddigest.com/indictments/Corrective+Assignment%5b2%5d.pdf),[www.frauddigest.com/indictments/Gx12P0-ShowPDF.aspx.pdf](http://www.frauddigest.com/indictments/Gx12P0-ShowPDF.aspx.pdf),[www.frauddigest.com/indictments/Linda%20Green%20no%20authority%20to%20sign%20on%20behalf%20of%20MERS%20Sept%202009.pdf](http://www.frauddigest.com/indictments/Linda%20Green%20no%20authority%20to%20sign%20on%20behalf%20of%20MERS%20Sept%202009.pdf),[www.frauddigest.com/indictments/Corrective+Assignment%5b2%5d.pdf](http://www.frauddigest.com/indictments/Corrective+Assignment%5b2%5d.pdf)

**Joseph M Papariella –** suspected robo signer alleged Assistant Vice President Bank of America NA successor by merger to BAC Home Loans Servicing LP.

**Jose Colon**- suspected robo signer at Option One / Sand Canyon / AHMSI see full deposition of Jose Colon at – <http://4closurefraud.org/2011/07/28/full-deposition-of-jose-colon-of-ahmsi-and-special-officer-for-sand-canyon-formerly-known-as-option-one/>

**Josh Lade – suspected robo signer of Lenders Processing (LPS)**

MI. <http://livinglies.wordpress.com/2011/07/21/robo-signing-continues-without-consequences/>

## **JUDGE SCHACK ROBO-SIGNER DECISIONS OF NEW YORK SUPREME COURT**

In these decisions, Justice Schack denied foreclosure because of the questionable and/or faulty paperwork submitted by lenders:

American Brokers Conduit v Zamalloa, 9/11/2007, [2007 NYSlipOp 32806\(U\)](#);

Ameriquet Mtge. Co. v Basevich, 6/26/2007, 16 Misc 3d 1104(A), [2007 NYSlipOp 51262\(U\)](#);

Aurora Loan Servs., LLC v Sattar, 10/09/2007, 17 Misc 3d 1109(A), [2007 NYSlipOp 51895\(U\)](#);

Bank of New York v Mulligan, 6/03/2008, [2008 NYSlipOp 31501\(U\)](#);

Bank of New York v Orosco, 11/19/2007, [2007 NYSlipOp 33818\(U\)](#);

Countywide Home Loans, Inc. for the Benefit of DB Structured Products, Inc. v Persaud, 01/15/2008, [2008 NYSlipOp 30076\(U\)](#);

Deutsche Bank Natl. Trust Co. v Castellanos, 5/11/2007, 15 Misc 3d 1134 (A), [2007 NYSlipOp 50978\(U\)](#);

Deutsche Bank Natl. Trust Co. v Castellanos, 1/14/2008, 18 Misc 3d 1115(A), [2008 NYSlipOp 50033\(U\)](#);

Deutsche Bank Natl. Trust Co. v Clouden, 9/18/2007, 16 Misc 3d 1140(A), [2007 NYSlipOp 51767\(U\)](#);

Deutsche Bank Natl. Trust Co. v Maraj, 1/31/2008, 18 Misc 3d 1123(A), [2008 NYSlipOp 50176\(U\)](#);

EMC Mtge. Corp. v Batista, 6/05/2007, 15 Misc 3d 1143(A), [2007 NYSlipOp 51133\(U\)](#);

Fremont Inv. & Loan v McBean, 11/26/2007, 17 Misc 3d 1132(A), [2007 NYSlipOp 52229\(U\)](#);

GE Capital Mtge. Servs., Inc. v Powell, 11/13/2007, 18 Misc 3d 228, [2007 NYSlipOp 27463](#);

HSBC Bank USA v Perboo, 7/11/2008, [2008 NYSlipOp 51385\(U\)](#);

HSBC Bank USA, N.A. v Betts, 4/23/2008, [2008 NYSlipOp 31170\(U\)](#);

HSBC Bank USA, N.A. v Charlevagne, 11/15/2007, [2007 NYSlipOp 33673\(U\)](#);

HSBC Bank USA, N.A. v Cherry, 12/17/2007, 18 Misc 3d 1102(A), [2007 NYSlipOp 52378\(U\)](#);

HSBC Bank USA, N.A. v Valentin, 1/30/2008, 18 Misc 3d 1123(A), [2008 NYSlipOp 50164\(U\)](#);

HSBC Bank USA, N.A. v Yeasmin, 5/02/2008, [2008 NYSlipOp 50924\(U\)](#);

NYCTL 2006-A Trust v Kin Kan Wong, 1/09/2008, [2008 NYSlipOp 30037\(U\)](#);

NYCTL-1 Trust v Cruz, 6/07/2007, 15 Misc 3d 1144(A), [2007 NYSlipOp 51144\(U\)](#);

NetBank v Vaughan, 6/13/2007, 15 Misc 3d 1147(A), [2007 NYSlipOp 51197\(U\)](#);

Nomura Credit & Capital, Inc. v Washington, 4/30/2008, [2008 NYSlipOp 50883\(U\)](#);

Perla v Real Prop. Solutions Corp., 4/28/2008, [2008 NYSlipOp 50846\(U\)](#);

U.S. Bank National Association v Maynard, 11/26/2007, [2007 NYSlipOp 33766\(U\)](#);

U.S. Bank National Association, Trustee v Grant, 11/09/2007, [2007 NYSlipOp 33631\(U\)](#);

U.S. Bank Natl. Assn. v Bernard, 2/14/2008, 18 Misc 3d 1130(A), [2008 NYSlipOp 50247\(U\)](#);

U.S. Bank v Videjus, 4/29/2008, [2008 NYSlipOp 50851\(U\)](#);

Wells Fargo Bank, N.A. v Farmer, 2/04/2008, 18 Misc 3d 1124(A); [2008 NYSlipOp 50199\(U\)](#);

Wells Fargo Bank, N.A. v Farmer, 6/05/2008, [2008 NYSlipOp 51133\(U\)](#);

Wells Fargo Bank, N.A. v Guy, 5/01/2008, [2008 NYSlipOp 50916\(U\)](#);

Wells Fargo Bank, Natl. Assn. v Reyes, 6/19/2008, [2008 NYSlipOp 51211\(U\)](#).

**Judith T. Romano** – suspected robo signer alleged Vice President of MERS

**Judy Farber , a.k.a. Judy Faber–Hutchinson-** robo signer **SEE FULL DEPOSITION**

**AT**<http://stopforeclosurefraud.com/2010/10/12/full-deposition-of-residential-funding-gmac-judy-faber-us-bank-v-cook/>

**Julie Rae Johnson** – Notary Public

**Justin Kelley** – attorney at Florida Default Group- E-mail-

[jkelley@defaultlawfl.com](mailto:jkelley@defaultlawfl.com)[http://www.whatsignature.com/files/Kelley\\_Justin\\_J.JPG](http://www.whatsignature.com/files/Kelley_Justin_J.JPG)[http://www.whatsignature.com/files/Kelley\\_Justin\\_J.1.JPG](http://www.whatsignature.com/files/Kelley_Justin_J.1.JPG)[http://www.whatsignature.com/files/Kelley\\_Justin\\_J.2.JPG](http://www.whatsignature.com/files/Kelley_Justin_J.2.JPG)[http://www.whatsignature.com/files/Kelley\\_Justin\\_J.3.JPG](http://www.whatsignature.com/files/Kelley_Justin_J.3.JPG)<http://www.floridabar.org/names.nsf/0/BC7F3993076381EA8525724500543388?OpenDocument>

**Karen Collins-** suspected robo signer for MERS as Vice President

**Kasea Matthews-** suspected robo signer

**Kathy Oriard** – MERS/ BAC / Bank of America from Countrywide Simi CA Venture County MERS robo signer very busy robo signer according to out tracking system, If you have documents signed by her, let us know. <http://205.166.161.12/oncoreV2/showdetails.aspx?id=50791784&rn=0&pi=0&ref=search>

**Kathy Wright-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Katrina Fisher-** suspected robo signer at **Lenders Processing/ Asst. Vice President Deutsche Bank**<http://www.linkedin.com/pub/katrina-fisher/5/882/544>

**Katrina Jordan-** robo signer for Homecomings Financial, LLC/ GMAC and MERS

**Keith Seidel-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Kelli Conner** – suspected robo signer **Aurora Loan Services**

**Kelly Scott-** suspected robo signer at David J. Stern's office

**Kelly Tyler-** California notary for robo signers

**Kenny Villavicenio-** suspected robo signer notary

**Keri Selman-** suspected robo signer

**Kim Krakoviak** – suspected robo signer **really works at** CitiMortgage in Saint Charles, Missouri, CONSIDERED ONE OF THE TOP MORTGAGE DOCUMENT SIGNERS, JAN. – JUNE, 2011 HOME PHONE- (636) 256-7189- HOME ADDRESS- 659 TIGERWOOD DRIVE, BALLWIN, MO <http://dockets.justia.com/docket/illinois/ilndce/1:2011cv02308/254283/http://www.foreclosuredefenseblog.com/2011/09/>

**Kim Martinez-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Kim Stewart – robo signer for U.S. Bank- New robo signer exposed by Judge Schack** – “Moreover, even if plaintiff U.S. BANK’s counsel complied in a timely manner with my July 28, 2011 order and the order of the Chief Administrative Judge, plaintiff U.S. BANK would have to address its use, in the instant action, of conflicted robosigner **Kim Stewart**. The instant mortgage and note, were executed on October 11, 2007 and recorded on December 10, 2007, by MORTGAGE ELECTRONIC REGISTRATIONS SYSTEM, INC. (MERS), “acting solely as a nominee for Lender [U.S. BANK]” and “FOR PURPOSES OF RECORDING THIS MORTGAGE, MERS IS THE MORTGAGEE OF RECORD,” in the Office of the City Register of the City of New York, at City Register File Number (CRFN) 2007000605594. Then on May 23, 2008, MERS assigned the instant mortgage and note back to U.S. BANK. This was recorded on July 24, 2008. in the Office of the City Register of the City of New York, at CRFN 2008000294495.

The assignment was executed for MERS, in Owensboro, Kentucky, by Kim Stewart, Assistant Secretary of MERS, as assignor. The very same Kim Stewart, as Assistant Vice President of assignee U.S. BANK, on April 13, 2009, also in Owensboro, Kentucky, executed the affidavit of merit for an order of reference in the instant action. She signed the affidavit of merit as Assistant Vice President of plaintiff U.S. BANK. However, in ¶ 1 of her affidavit of merit, Ms. Stewart alleges to “a Vice President of U.S. BANK, N.A., the plaintiff.” <http://stopforeclosurefraud.com/2011/12/13/nysc-judge-schack-slams-foreclosure-firm-rosicki-rosicki-associates-p-c-conflicted-robosigner-kim-stewart/> <http://www.sconet.state.oh.us/rod/docs/pdf/9/2010/2010-ohio-3981.pdf>

**Kimberly Dawson-** suspected robo signer for HSBC

**Kimberly Porter-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Krista Tricarico-** suspected robo signer alleged Assistant Secretary of MERS

**Kristen Kemp** a.k.a. Kristin Kemp– suspected robo signer

**Kristina Davis** – Notary in Texas (TX)

**Larry Ness-** suspected robo signer at Amerifund

**Laura Lee Whitfield-** suspected robo signer with Bank of America

**Laura Pirritano-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

## **LENDERS PROCESSING SERVICES- NEVADA ATTORNEY GENERAL SUES LENDER PROCESSING SERVICES FOR CONSUMER FRAUD**

Carson City, NV – Attorney General Catherine Cortez Masto announced today a lawsuit against Lender Processing Services, Inc., DOCX, LLC, LPS Default Solutions, Inc. and other subsidiaries of LPS (collectively known “LPS”) for engaging in deceptive practices against Nevada consumers.

The lawsuit, filed on December 15, 2011, in the 8th Judicial District of Nevada, follows an extensive investigation into LPS’ default servicing of residential mortgages in Nevada, specifically loans in foreclosure. The lawsuit includes allegations of widespread document execution fraud, deceptive statements made by LPS about efforts to correct document fraud, improper control over foreclosure attorneys and the foreclosure process, misrepresentations about LPS’ fees and services, and evidence of an overall press for speed and volume that prevented the necessary and proper focus on accuracy and integrity in the foreclosure process.

“The robo-signing crisis in Nevada has been fueled by two main problems: chaos and speed,” said Attorney General Masto. “We will protect the integrity of the foreclosure process. This lawsuit is the next, logical step in holding the key players in the foreclosure fraud crisis accountable.”

The lawsuit alleges that LPS:

- 1) Engaged in a pattern and practice of falsifying, forging and/or fraudulently executing foreclosure related documents, resulting in countless foreclosures that were predicated upon deficient documentation;
- 2) Required employees to execute and/or notarize up to 4,000 foreclosure related documents every day;
- 3) Fraudulently notarized documents without ensuring that the notary did so in the presence of the person signing the document;

- 4) Implemented a widespread scheme to forge signatures on key documents, to ensure that volume and speed quotas were met;
- 5) Concealed the scope and severity of the document execution fraud by misrepresenting that the problems were limited to clerical errors;
- 6) Improperly directed and/or controlled the work of foreclosure attorneys by imposing inappropriate and arbitrary deadlines that forced attorneys to churn through foreclosures at a rate that sacrificed accuracy for speed;
- 7) Improperly obstructed communication between foreclosure attorneys and their clients; and

😏 Demanded a kickback/referral fee from foreclosure firms for each case referred to the firm by LPS and allowed this fee to be misrepresented as “attorney’s fees” on invoices passed on to Nevada consumers and/or submitted to Nevada courts.

LPS’ misconduct was confirmed through testimony of former employees, interviews of servicers and other industry players, and extensive review of more than 1 million pages of relevant documents. Former employees and industry players describe LPS as an assembly-line sweatshop, churning out documents and foreclosures as fast as new requests came in and punishing network attorneys who failed to keep up the pace. LPS is the nation’s largest provider of default mortgage services, processing more than fifty percent of all foreclosures annually. Read the complaint by visiting: <http://bit.ly/LPScomplaint>

**Leo Ortega-** suspected robo signer

**Leticia Arias- Notary for Ocwen** <http://www.foreclosurehamlet.org/profiles/blogs/pigs-ass-a-sampler-of-ocwen> [http://briankkorteessq.wordpress.com/2010/06/29/fake-assignments-of-mortgagesteve-kanescott-andersonjohn-codytamara-pricedory-or-dorey-coebelbernice-thell/www.msfraud.org/law/lounge/Ocwen\\_ResponseToInterrogatories.pdf](http://briankkorteessq.wordpress.com/2010/06/29/fake-assignments-of-mortgagesteve-kanescott-andersonjohn-codytamara-pricedory-or-dorey-coebelbernice-thell/www.msfraud.org/law/lounge/Ocwen_ResponseToInterrogatories.pdf)  
[www.msfraud.org/law/lounge/Ocwen\\_ResponseToInterrogatories.pdf](http://www.msfraud.org/law/lounge/Ocwen_ResponseToInterrogatories.pdf)  
[whatsignature.com/files/Arias\\_Leticia.pdf](http://whatsignature.com/files/Arias_Leticia.pdf) <http://4closurefraud.org/2010/05/24/take-a-look-at-these-two-assignments-not-only-scott-anderson-forgery-notary-fraudforgery-from-ocwen/>

**Linda Collins-** suspected robo signer alleged Assistant Secretary at Chase Linda Garloch – Correspondent Operations Manager at [MetLife Home Loans](#) April 2011 – Present (8 months) Irving, TX , VP, Mortgage Production Team Manager Indymac Bank October 2004 – July 2008 (3 years 10 months) VP, Mortgage Production Team Manager, Jan 2008 – Jul 2008 Directed a Wholesale Mortgage team of six underwriters, four closers and two customer account managers. Trained associates to meet deadlines, company standard loan quality and maximum production efficiencies. Converted products to 90% Agency and FHA from 90% Alt A and sub prime business within one year. Completed Direct Endorsement Underwriting Certification authority and obtained CHUMS # for FHA loans in 2008.

VP, Regional Operations Manager, Dec 2005 – Dec 2007

Launched new Correspondent Mortgage operations team of five direct reporting managers and approximately 75 associates. Team handled imaging, intake, underwriting, quality control, funding, post closing and lender relations. Underwriting limit: \$1 million.

Attained highest monthly volume of \$700 million within two years.

Met Key Performance Index metrics average 90% each quarter. Areas measured: loan production, customer service, loan quality, efficiency and compliance.

Decreased fraud and misrepresentation significantly by utilizing the MERS to check for loans not listed on the application.

Recognized and received outstanding performance award at Sales Executive Council, 2006 and 2007.

Implemented bi-weekly sales training; topics included underwriting tips, foreign national borrowers, underwriting and purchasing red flags.

Reduced labor costs and increased productivity by transitioning all loan files to an online tracking system.

Assistant VP, Operations Manager, Oct 2004 – Dec 2005

Collaborated and opened new branch office with First Vice President. Built working relationships with key corporate departments: compliance, warehouse lending, secondary marketing, sales, IT systems, loan servicing, as well as other Wholesale and Correspondent production branch offices.

Achieved #1 status in volume production within one year and retained status.

Delivered quarterly operations presentations to five sales teams of five members each. Regional

Operations Director- Principal Residential Mortgage Inc. August 1994 – August 2004 (10 years 1 month)

Citi Mortgage (Principal Residential Mortgage, Inc.) Scottsdale, AZ

Regional Operations Director, 2002 – 2004

Oversaw Correspondent Mortgage operations which included: registration, funding, insuring (FHA /VA) and post closings for the West Region. Trained employees in the latest products and processes.

Communicated daily with Regional Vice President, Marketing and Underwriting teams regarding repurchases, quality control issues, underwriting “pends” and FHA insuring.

Managed staff of up to 80 associates to purchase as much as \$2 billion per month.

Decreased full time benefits and reduced layoffs by utilizing 60% temporary staffing,

Cut funding turn time from competition’s 5.0+ business days to 2.4 in 2003.

Reduced FHA uninsured loans from 27 to zero within three months and maintained a level of three or less.

Increased business 10% by assisting with the design, development and deployment for live price trace



registrations on website for Correspondents.

Decreased staff turnover to a low of 5% in 2004 through motivational programs, appreciation lunches and high performance awards.

Operations Manager, 1997 – 2002

Managed staff of up to 50 associates to purchase as high as \$1 billion per month.

Exceeded performance goals and recognized as Elite Top Producer, 2001 and Top Producer, 2002.

Assisted with team of 10 to design, develop and deploy website for Correspondents to view seller guide, lock loans, extend and modify locks, view pipeline reports. Additionally, assisted with the design, creation and implementation of new Loan Registration System.

Trained staff on DU/LP automated underwriting systems.

Authorized to negotiate individual loan pricing modifications and extensions.

Assistant Manager, – 1994 – 1997

Assisted Regional Director opening a new branch office in Scottsdale, Arizona. Oversaw registration, funding and post closing processes for the West Region. Provided HR functions such as hiring, training and performance reviews for staff of 40. Supervisor at Principal Residential Mortgage, Inc. November 1985 – August 1994 (8 years 10 months) Started as a steno typist and promoted 5 times working in the Des Moines, IA office.

Positions held include: Supervisor, Coordinator, Administrative Assistant, Loan Specialist, Loan Technician, Steno Typist

Developed and implemented procedures to use an alternative quick fund process for a large correspondent, procedures to purchase bulk commitments and process to purchase servicing only loans of \$500 million.

Coordinated first Correspondent Lending Annual Meeting by arranging hotel, caterers, travel entertainment, etc. <http://www.linkedin.com/in/lindagarloch>

**Linda Wheeler-** suspected robo signer **alleged Vice President of Wells Fargo**

**Liquenda Allotey- has signed as:** Southstar Funding, VICE PRESIDENT MERS ; EMC Mortgage, VICE PRESIDENT, MERS; Great Country Mortgage VICE PRESIDENT, MERS as: NOMINEE; Encore Credit, VICE PRESIDENT, MERS; GreenPoint Mortgage, VICE PRESIDENT, MERS as: NOMINEE; Academy Mortgage VICE PRESIDENT, MERS as: NOMINEE; First Residential Mortgage, VICE PRESIDENT, MERS as: NOMINEE; Bear Sterns Res. Mort., VICE PRESIDENT, MERS as NOMINEE; United Medical Bank, VICE PRESIDENT, MERS as: NOMINEE

EMC Mortgage, VICE PRESIDENT, MERS as: NOMINEE; Impac, VICE PRESIDENT MERS as: NOMINEE; Encore Credit, ASSISTANT SECRETARY MERS as: NOMINEE American Mortgage Network, VICE PRESIDENT, MERS as: NOMINEE Bear Sterns Res. Mort., ASSISTANT SECRETARY, MERS as: NOMINEE US Bank, VICE PRESIDENT, MERS as: SOLELY; EMC Mortgage, ASSISTANT SECRETARY, MERS as: SOLELY; JP Morgan Chase, ATTORNEY-IN-FACT MERS Attorney-in-Fact, JP Morgan Chase Bank National Association as successor in interest to Washington Mutual Bank as successor-in- interest to Long Beach Mortgage Co.

[www.whatsignature.com/files/Unknown\\_MERS\\_-](http://www.whatsignature.com/files/Unknown_MERS_-)

[First Financail Equities.GIF, www.whatsignature.com/files/Allotey\\_Liquenda.2.pdf](http://www.whatsignature.com/files/Allotey_Liquenda.2.pdf), [www.whatsignatur](http://www.whatsignatur)

[e.com/files/Allen\\_Greg.4.pdf](#), [www.whatsignature.com/files/Allotey\\_Liquenda.3.pdf](#), [www.whatsignature.com/files/Allotey\\_Liquenda.4.pdf](#), [www.whatsignature.com/files/Allotey\\_Liquenda.5.pdf](#), [www.whatsignature.com/files/Allotey\\_Liquenda.6.pdf](#), [www.whatsignature.com/files/Allotey\\_Liquenda.7.pdf](#), [whatsignature.com/files/Casey\\_Matthew.pdf](#), [whatsignature.com/files/Cody\\_John.pdf](#) <http://205.166.161.12/oncoreV2/showdetails.aspx?id=46409658&rn=0&pi=0&ref=search>

**Lisa Allinson-** is a Robo Signer for MERS, Inc as nominee for Amnet Mortgage, Inc dba American Mortgage Network of Florida. The assignment was signed in 2010, where Amnet was aquired by Wachovia in 2005 which was merged with Wells Fargo in 2009. <http://www.scribd.com/TiffanyLArthur>

**Lisa Riddle-** suspected robo signer for JP Morgan/Chase

**Lori Bolduc-** Attorney Manager at [Harmon Law Offices, P.C.](#) <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

Lorraine Best- robo signer, really is AVP, Home Loan Manager at [Countrywide](#) from April 2003 – Present (8 years 9 months) and prior to that was a Home Mortgage Consultant at [Wells Fargo Home Mortgage](#) from September 2000 – April 2003 (2 years 8 months) <http://www.linkedin.com/pub/lorraine-best/3/905/a8a>

**Lou Ann Howard** – suspected robo signer alleged MERS Secretary/ Central Mortgage Company

**Luis Rolden-** a.k.a **Luis Roldan-** suspected robo signer alleged Assistant Secretary for MERS- <http://199.241.8.115/oncoreweb/showdetails.aspx?id=8185463&rn=0&pi=0&ref=search> <http://199.241.8.115/oncoreweb/showdetails.aspx?id=8185465&rn=1&pi=0&ref=search>

**M. Baggs** (Notary for M. Baggs in San Antonio, TX)

**Malik Basurto** – suspected robo signer alleged MERS Assistant Secretary <http://199.241.8.115/oncoreweb/showdetails.aspx?id=8185463&rn=0&pi=0&ref=search> <http://199.241.8.115/oncoreweb/showdetails.aspx?id=8185465&rn=1&pi=0&ref=search>

**Mandrell Jones** – suspected robo signer

**Marcell G. Pace-** signed a deed of trust to Deutsche Bank signed by as an “Assistant Secretary” of MERS, and, a second document signed by Mr. Pace as an officer of GMAC one day later for the same property. **alleged officer of MERS-** lives at 6146 Argyle Street, [Philadelphia](#), PA [19111](#)

**Marcia Morgan-** suspected robo signer of Argent Mortgage

**Marcia Williams-** suspected robo signer

**Marco Marquez** – suspected robo signer

Maria Camarillo- suspected robo signer , but really is an [Analyst III](#) at [OneWest Bank, FSB](#) March 2009 – Present (2 years 9 months) [Manager-OperationsIndymac Bank](#)- October 1993 – March 2009 (15 years 6 months) Managed File Delivery for the Due Diligence on site-reivews for Secondary Marketing. Managed

File Delivery for Fannie Mae & Freddie Mac audit files delivery & managed all collateral exceptions for Transaction Sales in Secondary Marketing. [Supervisor](#) – [Countrywide Home Loans](#)- December 1990 – October 1993 (2 years 11 months) Liaison for all Business Units to clear all collateral exceptions. <http://www.linkedin.com/pub/maria-camarillo/9/2a8/429>

**Maria Medina Rodriguez- suspected MERS robo signer in Ventura County, CA**

**Marissa Menza** – suspected robo signer <http://livinglies.wordpress.com/2011/01/28/foreclosure-hamlet-you-know-its-robo-signed-if-their-name-is/>

**Mark Lee** – suspected robo signer

**Mark T. Young- suspected rob signer at American Federal Mortgage**

**Mark Zwicker** – possibly Attorney at Mark L. Zwicker, P.C., Springfield, Massachusetts & ASC Loan Servicing

**Marsha Graham** – suspected robo signer **alleged Vice President of Wells Fargo**

**Martha Munoz-** suspected robo signer signs as alleged MERS Assistant

Secretary <http://205.166.161.12/oncoreV2/showdetails.aspx?id=50492574&rn=0&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=50492576&rn=1&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=50492578&rn=2&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=50492580&rn=3&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=50492582&rn=4&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=50492584&rn=5&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=50646665&rn=0&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=51125326&rn=9&pi=0&ref=searchhttp://205.166.161.12/oncoreV2/showdetails.aspx?id=51125328&rn=10&pi=1&ref=search>

**Marti Noriega, robo signer for LPS. Is really a AVP Foreclosure Department at [Litton](#) Loan Services from June 1998 – Present (13 years 7 months) Houston, Texas**

**Area** <http://www.linkedin.com/pub/marti-noriega/19/368/900> [http://members.beforeitsnews.com/story/520/933/Robo\\_Signers\\_h-z\\_Updated\\_April\\_1,\\_2011.html](http://members.beforeitsnews.com/story/520/933/Robo_Signers_h-z_Updated_April_1,_2011.html) <http://4closurefraud.org/2011/03/30/full-deposition-of-tywanna-thomas-mother-cheryl-denise-thomas-of-docx-lps/> <http://stopforeclosurefraud.com/2011/04/11/foreclosure-diaries-litton-loan-mod-attempt-2-steven-j-baum-foreclosure-mill/> <http://stopforeclosurefraud.com/2010/10/10/false-statements-bank-of-america-florida-default-law-group-law-offices-of-david-stern-lender-processing-services-litton-loan-servicing-cheryl-samons-security-connections-inc/> <http://www.deanmostofi.com/?p=924> <http://livinglies.wordpress.com/2010/02/25/hers-info-invalid-notarization/> <http://www.massrealestatelawblog.com/2010/10/02/major-lenders-halt-foreclosures-over-concerns-with-faulty-documents/> <http://www.scribd.com/doc/61146555/ROBO-GALORE-LYNN-S-LIST-OF-TOP-MORTGAGE-SIGNERS-FOR-FIRST-HALF-OF-2011>

**Marvell L. Carmouche** – Executive Trustee Services (ETS) robo signers –  
<http://dockets.justia.com/docket/texas/txsdce/1:2011cv00096/887206/http://www.corporationwiki.com/California/Mission-Hills/executive-trustee-services-llc-2663366.aspx>

**Mary Chavarria** – suspected robo signer at Bank of America

**Mary Enos- suspected robo signer**

**Mary Lynch-** PA notary for known MERS robo signers, Jeffrey Stephan & John Kerr  
<http://whatsignature.com/Lsignatures.html>

**Mattie Miller** – Notary

**Melissa Katz-** notary in Montgomery County

**Melissa Taylor-** suspected robo signer at Lenders Processing- assignments between April and June 2010 with her signing for AIG, WaMu, SCME Mortgage, Countrywide and BAC

**Mellissa Saucedo** – Notary in Tarrant County TX

**MENDY F MUNDEY, aka MENDY S MUNDEY, aka MINDY MUNDEY, aka WENDY S MUNDT, aka WENDY S MUNDY-** All names have the same Social Security Number LIVES AT: 4390 Pinecastle Ct Huber Heights, OH 45424-4752 (937) 237-9047

**Michael G. Dalton** – suspected robo signer at Bank of America

**Michael Gekht,-** California Notary for BAC Home Loans, fka Countrywide, lives at 4405 Matilija Ave Apt 7, Sherman Oaks, CA,91423 <http://www.scribd.com/doc/74684353/MERS-Assignment-of-1st-Mortgage>

**Michael Hanna** – suspected robo signer at Ocwen

**Michael Nadeau** – suspected robo signer First Vice President at Countrywide Bank Greater Los Angeles  
<http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Michelle Carter** – suspected robo signer Capital One Bank

**Michelle Green-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Michelle Rice-** suspected robo signer Aurora Loan Services

**Michelle Rice-** suspected robo signer **HSBC**, Default Servicing Manger

Michele Sjolander- suspected robo signer SVP; Business Executive-Secondary Marketing Loan Delivery & Operations at [Bank of America](#) From April 2009 – Present (2 years 9 months) prior MD Loan Delivery Operations at Countrywide now part of Bank of America **from** September 2008 – April 2009 (8 months) prior MD, Transaction Management at [Countrywide](#) **from** May 2008 – September 2008 (5 months) prior to that GSE Loan Delivery & Operations -Responsible for all operational aspects of Secondary Marketing trade fulfillment (GSE mortgage backed securities/Whole Loan/Mortgage Revenue Bonds); including

acquiring mortgage insurance, loan delivery preparation, pricing, settlement and data/note deficiency resolution. Facilitate daily pricing dissemination to the production units in alignment with market movement. Manage middle and back office support for trading functions; ticket entry, allocations, margin maintenance, MBSCC settlements and early settlements. Enforce negotiated investor eligibility, pricing and collateral certification requirements. Supervise and prioritize business system enhancements, processes and reporting to maximize performance and improve efficiencies. EVP, Loan Delivery & Operations at [Countrywide Bank](#) from November 2007 – May 2008 (7 months) , EVP, Loan Delivery & Operations at [Countrywide](#) from September 2004 – November 2007 (3 years 3 months) duties included Oversee a staff of 98 and the management of Loan Delivery, Operations, Eligibility, Middle Office, Pricing Dissemination, Settlements and Cash Management.

Review investor contract, amendments, and variances to evaluate impact on the delivery, pricing and certification processes.

Evaluate solutions for delivery of aged inventory; reduce carry days for Conforming product, management and reporting of HFS/HFI inventory.

Participate in GSE negotiations and oversee the integrity of the data used for both loan eligibility and transmission to the GSE's and WHL investors.

Guarantee all Conforming Fixed and ARM trades executed are filled in a timely manner and with the appropriate security to meet the trade stipulations.

Oversee the management of Collateral Operations area which serves as a liaison between CFC Production Divisions and Document Custodians. SVP, Loan Delivery and Operations at [Countrywide Financial](#) from May 2002 – September 2004 (2 years 5 months) 1st VP, Conforming Trading & LD Operations at [Countrywide Home Loans](#) from September 1998 – May 2002 (3 years 9 months) prior to that VP Trading-GSE Delivery at Weyerhaeuser Mortgage Co from 1988 – 1998 (10 years) <http://www.linkedin.com/pub/michele-sjolander/5/881/18b>

**Mike Menchise- suspected robo signer**

**Miguel Perez** – suspected robo signer alleged Vice President of Washington Mutual (WAMU)

**Miguel Romero** – suspected robo signer signing as Assistant Secretary of MERS <http://www.scribd.com/doc/74684353/MERS-Assignment-of-1st-Mortgage>

**Miriam Moore** – suspected robo signer **Lenders Processing Services-**

**Monica Medina-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Muriel Adams-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.aspx>

**Mycal Farmer-** suspected robo signer

**N. Deeter-** suspected robo signer

**N. Staton** suspected robo signer (Signed Reconveyance Deed as Asst VP in San Antonio, TX)

**Nancy Ellis** – suspected robo signer

**Nancy Farber- Notary**

**Natasha Jones-** suspected robo signer

**Nate Blackstun** – suspected robo signer Default Vice President at CitiMortgage Greater St. Louis Area <http://www.salemdeeds.com/robosite/RobosignerList.asp> <http://www.linkedin.com/pub/nate-blackstun/2a/490/b7a>

**Nationwide Title Clearing- sued for robo-signing- by Illinois'**

**A.G.** <http://www.chicagotribune.com/news/sns-rt-us-foreclosure-lawsuittre81121h-20120202,0,7722904.story>

**Nicholas Hoyer** – Nicholas Hoyer from the Minneapolis, Minnesota offices of Wells Fargo Home Mortgage is the winner of the Busiest Robo Signer award of 2011. Hoyer signed thousands of mortgage assignments in the first six months of 2011. Hoyer most often signs to convey mortgages to his employer, Wells Fargo. Hoyer has signed as a Certifying Officer for MERS as Nominee for at least 40 mortgage companies. The runner-up is Ricky L. Thompson, also from Wells Fargo. <http://www.scribd.com/doc/61146555/ROBO-GALORE-LYNN-S-LIST-OF-TOP-MORTGAGE-SIGNERS-FOR-FIRST-HALF-OF-2011>

**Nick Miller** - suspected robo signer

**Nicole Jones** – suspected robo signer for **BAC**

**Nicole Miles a.k.a. Nicole Miles-Todd-** suspected robo signer is a Project Manager at Wells Fargo Home Mortgage Charlotte, North Carolina <http://www.linkedin.com/pub/nicole-miles-todd/21/79/532>

**Neil Bowman-** suspected robo signer for **HSBC**

**Olga Cox** – suspected robo signer

**Pam Meinhold** – suspected robo signer

**Pamela Davis** – suspected robo signer alleged Asst Vice President of MERS

**Patricia Cox – of Smith, Hiatt & Diaz, P.A.-** suspected robo signer

**Patricia Miner** – suspected robo signer

**Paula Hansen** – suspected robo signer at Midland Funding

**Paula M. Riley** – Notary in Texas for Wells Fargo

**Paula Okon-** suspected robo signer

**Paula Ward** – suspected robo signer MERS robo signer

**Penny Garcia** – suspected robo signer **signing as Assistant Secretary of Option One**

**Perry Lerner** – suspected robo signer Ocwen- Really is a Contract Management Coordinator at Ocwen Financial Corporation ,West Palm Beach, Florida <http://www.linkedin.com/pub/perry-lerner/10/91b/bb1>

Peter Kelley – Attorney at Florida Default Law Group in Miami – admitted in 2008-  
<http://www.floridabar.org/names.nsf/0/6A3DFD1962E29ED9852574FD0051A939?OpenDocument>

Philip A. Hasty – suspected robo signer

Rachel Warmack – suspected robo signer alleged employee of Carrington Mortgage Services, LLC – signing as VP of Option One Mortgage Corporation, Orange County, CA is really Vice President of Operations at American Document Services, LLC Currently holds this position , Asst. Vice President at BayView Portfolio Services FKA PPSI FKA PSI ,1989 – 2001 (12 years) May live at 236 N. [Louise Street](#), Unit: 108, [Glendale](#), CA [91206](#)<http://www.linkedin.com/pub/rachel-warmack/8/83b/985>

**Radford W. Smith** – suspected robo signer

**Ralph Flores** – suspected robo signer signing as Assistant Secretary of MERS<http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125286&rn=3&pi=0&ref=search>

**Rebecca Nilsen** – attorney at Marshall C. Watson- CREDENTIAL SUMMARY Rebecca S. Nilsen is a graduate of Nova Southeastern University, Shepard Broad Law Center, Fort Lauderdale, Florida. She is also admitted in the United States District Court for the Southern and Middle Districts of Florida. Attorney Nilsen's experience includes extensive experience as a litigator, and has worked with H.O.P.E., Housing Opportunities Project For Excellence, Inc., several National Developers in the negotiation of real estate transactions, and as a Closing Agent she has successfully represented corporate clients<http://www.floridabar.org/names.nsf/0/3F5119D2CE188A4685256D39006F0634?OpenDocument>  
[http://www.whatsignature.com/files/Nilsen\\_Rebecca.GIF](http://www.whatsignature.com/files/Nilsen_Rebecca.GIF)

**Regina Garcia**- suspected robo signer alleged MERS Vice President

**Regina Lashley**- suspected MERS robo signer

**Regina Noble**- suspected robo signer really works for Foreclosure Timeline Management in Austin, Texas.

Regina White- suspected robo signer for LoanCare Mortgage

**Rene Rosales**- robo signer- Rene Rosales real estate license permanently revoked in CA in 2007. That information is available at the CA Governor's website, to wit; Effective: 2/13/07. Violation: 2731, 2831, 2831.1, 2831.2, 2832, 2832.1, 2834, 10145, 10159.5, 10177(d)(g). **Rosales, Rene** Israel (RES). 2901 W. Beverly Blvd . [www.dre.ca.gov](http://www.dre.ca.gov) [www.dre.ca.gov/pdf\\_docs/rebsum07.pdf](http://www.dre.ca.gov/pdf_docs/rebsum07.pdf)

Renee Daniels – suspected robo signer is really Retail Market Leader at [wachovia](#) from July 2009 – Present (2 years 6 months) , prior service leader at [Wachovia Bank](#), 2007 – Present (4 years) , Sales

Development Consultant at [Wells Fargo](#) 2010 – 2011 (1 year) , Manager at [World Savings](#) February 1988 – May 2007 (19 years 4 months)

**Renee Friedman** – suspected robo signer for **MERS**

**Rhonda Schwartz** – suspected robo signer alleged Assistant Vice President of SunTrust Mortgage

**Richard Paz**- suspected robo signer signing as Assistant Secretary of MERS <http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125286&rn=3&pi=0&ref=search>

**Richard Williams** – suspected robo signer Attorney –In-Fact for MTGLQ and Vice President of Litton Loan Services

**Skogg, Ric**- Ric Skogg a.k.a. Ric Skogg- robo signer for Aurora-  
Aurora Loan Services Inc.  
Corporate Headquarters  
10350 Park Meadows Drive  
Littleton, CO 80124  
Telephone: (303) 720-945-3000

Aurora Loan Services & Lehman Brothers  
Rick started as 'President' 1997 through 2006  
Rick was sooooo good he held two positions  
2003-2006  
1) Aurora Loan Services COO &  
2) Managing Director – Lehman Brothers

In 1997 Rick Skogg President started  
Aurora Loan Services. Rick Skogg came from Harbourton Mortgage Co. LP. President & CEO. Originally Platte Valley Mortgage Co LP did a reverse merger reanmed Platte Valley Mortgage Co. Harbourton Mortgage Co.

Harbourton Funding Corporation is located at  
2530 S Parker Rd Ste 500 Aurora, CO 80014.  
The officers include Rick W Skogg. Harbourton Funding Corporation was incorporated on Wednesday, February 19, 1992 and is currently not active. C T Corporation System represents Harbourton Funding Corporation as their registered agent.

Rick Skogg does not report where he worked 2006-2008

10/2008 – 8/2010 Rick Skogg

SUMMARY & Accomplishments

DENVER, CO. – W.J. Bradley (WJB), a privately held independent retail mortgage lender, announced today the addition of Rick Skogg as the Company's new President. Skogg joins WJB from Aurora Loan



Services, where he served as Chief Operating Officer and was instrumental in successfully establishing retail, correspondent and broker platforms.

His accomplishments at Aurora included developing a master servicing division that oversaw \$170 billion of mortgage assets and building a primary servicing unit that serviced in excess of \$90 billion of mortgage rights and a warehouse lending unit that provided interim financing to Aurora's clients.

Skogg has more than 20 years of extensive experience in leading successful mortgage organizations, including spearheading the sale of Harbourton Mortgage Company to Lehman Brothers Holdings and serving as President and Chief Executive of Platte Valley Mortgage Corporation.

"I am proud to be joining a company with a solid vision and mission for the future. WJB's commitment to outstanding customer service backed by an exceptional sales force and operations team will allow us to gain significant market share while raising the standards of excellence in our industry to newer heights," shared Skogg.

Skogg will serve as President of WJB, overseeing all day-to-day aspects of the WJB business, including sales, operations, marketing and customer service. He will also work with the WJB team to increase production and promote continuous and profitable growth of the business.

Chief Executive Officer Bill Bradley said, "I am pleased to have Rick on board. I believe the combination of his experience, focus and dedication will be critical factors to WJB's continued success during this historic time in our industry. <http://www.linkedin.com/pub/rick-skogg/b/440/b91><http://livinglies.wordpress.com/2011/05/07/cochrane-robosigning-at-aurora/><http://dockets.justia.com/docket/nevada/nvdce/2:2010cv01121/74641/><http://livinglies.wordpress.com/2011/03/25/wisconsin-appeals-ct-aurora-is-not-owner-of-note-trial-court-reversed/>

**Ricky Thompson** – suspected robo signer <http://www.scribd.com/doc/61146555/ROBO-GALORE-LYNN-S-LIST-OF-TOP-MORTGAGE-SIGNERS-FOR-FIRST-HALF-OF-2011>

**Rita Knowles**- suspected robo signer <http://www.salemedeeds.com/robosite/RobosignerList.aspx>

**Robert Bourne**- suspected robo signer at JP Morgan/Chase, also as Certifying Officer for Wells Fargo by American Title Insurance, as attorney-in-fact

**Robert Walsh** – Notary for Nationstar Mortgage

Robin Mays – suspected robo signer

Rodney Cadwell – suspected robo signer but is really VP Asset Management [Arch Bay Capital](#) March 2010 – Present (1 year 9 months) VP Business Solutions Arch Bay Capital September 2008 – March 2010 (1 year 7 months) 1st VP Business Development & Implementations [Lender Processing Services, Inc](#) July 2008 – September 2008 (3 months) VP Bus. Development [Lender Processing Services, Inc.](#) March 2006 – July 2008 (2 years 5 months) AVP Bus. Development & Implementation [FIS-LPS](#) March 2005 – March 2006 (1 year 1 month)<http://www.linkedin.com/pub/rodney-cadwell/6/128/2b6>

**Ronnie Barker** – suspected robo signer alleged Vice President of MERS for Nationstar

Roy Stringfellow – suspected robo signer for Saxon Mortgage

Saxon October 2010 – Present (1 year 2 months) Foreclosure/Legal

Vice President [Vericrest Financial, Inc.](#) May 1995 – January 2010 (14 years 9 months) Led and managed Loss Mitigation, Foreclosure, and Bankruptcy departments

Loss Mitigation Analyst / Manager Vericrest Financial Services January 1995 – January 1997 (2 years 1 month) <http://www.linkedin.com/pub/roy-stringfellow/1a/580/a8a>

<http://briankorteesq.wordpress.com/2010/06/29/fake-assignments-of-mortgagesteve-kanescott-andersonjohn-codytamara-pricedory-or-dorey-coebelbernice-thell/http://livinglies.wordpress.com/2011/01/28/foreclosure-hamlet-you-know-its-robo-signed-if-their-name-is/>

**Ryan Hyland** – Select Portfolio Servicing

**Sandra Reyes-** suspected robo signer for IndyMac Bank

**Sandra Stone** – Mortgage Services

Sandy Carvalho – suspected robo signer alleged Assistant Secretary for Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for First Franklin a Division of National City Bank of IN

Sharika Bracken – suspected robo signer but is really a Mortgage Specialist IV at [OneWest Bank](#) in Hampton, Georgia (Greater Atlanta Area) **from** December 2009 – Present (2 years 1 month) – Job Description- Conduct reviews on escalated files submitted by an authorized third party partner and ensure that all files are reviewed and updated on their propriety website.

Responsible for managing my own pipeline of loans, calculated income, provide direct feedback to borrower and their third party, and ensure that all applicable regulatory guidelines are met.

Monitor foreclosure sales and ensure loans are properly reviewed and decision prior to sale.

Required to have knowledge of the HAMP process, short sale guidelines, foreclosure timelines, income documentation standards and regulatory guidelines regarding mortgage servicing and home modification.

Assist with preparation for investor audits to ensure compliance with investor guidelines.

Prepare foreclosure affidavits for court mediation.

Attends Naca's save the dream tour to assist borrowers directly with loan modification.

Mortgage Specialist IV at [OneWest Bank](#) January 2008 – Present (4 years)

Loan Counselor at [OneWest Bank](#) January 2008 – December 2009 (2 years) – Job Description- Educated delinquent and current borrowers with options to improve their financial situation.

Assisted borrower with their escrow account, amortization period, payment history, and terms of mortgage.

Mentor new hires in on the job training.

Handled escalated customer service problems to insure resolution with their payment plan, trial agreements, and final modification terms

**Scott Scheiner**- suspected robo signer alleged Vice President of MERS for Citibank / American Home Mortgage ( a defunct entity) See page 9 of <http://www.scribd.com/doc/38654717/Class-Action-vs-Mortgage-Electronic-Registration-Systems-Gmac-Deutsche-Bank-Nation-Star-Aurora-Bac-Citi-Us-Bank-Lps-Et-Alhttp://www.zerohedge.com/print/312086>

**Scott Walker**- suspected robo signer in Minnesota

**Shannon Weiss**- suspected robo signer

**Sharon Bookout**- suspected robo signer at Homeside Lending

**Sharon Morgan**- suspected robo signer Assignment she signed states that she is the Vice President of MERS. In the related Bankruptcy case she signed an Affidavit stating she was a Vice President of Flagstar Bank, FSB. For full details, see Comment Section and link below. <http://www.zerohedge.com/print/312086> stopforeclosurefraud.com/2011/03/25/ma-bk-court-mers-purported-note-“assignments”-all-invalid-mers-cannot-assign-mortgage-and-note-in-re-thomas/

**Shapiro & Burson** - A federal class action claims that thousands of Maryland homeowners lost their homes because of the illegal robo-signing operation of the Shapiro & Burson law firm, with offices in Baltimore, Md., and Fairfax, Va., and six of its attorneys. The suit also charges the firm charged excessive fees. The suit notes that the State’s Attorney in Prince George’s County, Md., has opened a **criminal inquiry** into the firm’s practices and has received statements from a former employee who said he was told to sign thousands of affidavits without seeing any evidence that the statements in the affidavits were true. <http://www.consumeraffairs.com/news04/2011/04/law-firm-s-robo-signers-defrauded-thousands-class-action-charges.html>

**Shawn Belcher**- suspected robo signer from Orange County, CA

**Stacy Jones**- suspected robo signer for IndyMac Bank

**Sofia Cummings**- suspected robo signer

**Sonya Moore** – suspected robo signer at Wells Fargo

**Sonja Stevens**- robo signer for OneWest Bank/IndyMac Bank- files false affidavits of indebtedness with 2 different sets of ledgers/books- Broward Case # 09-519 (Lehman XS Trust Mortgage Pass Through series 2005-5N) <http://4closurefraud.org/2012/02/21/two-sets-of-books-loan-balance-mbs-report-conflicts-with-servicer-affidavits-presented-to-courts-homeowners/>

**Steven Green**- a.k.a. **Steven Y. Green**- suspected robo signer

**Susan Smothers**- suspected robo signer as Assistant Secretary of MERS. The "Substitution of Trustee" document substitutes Cal-Western Reconveyance Co. as the new trustee. Susan Smothers is an employee of Cal-Western Reconveyance Co. I also have a Trustee's Deed Upon Sale. Doc#3970143 recorded at the same Washoe Co. Recorder's website. This document is signed by the same "Susan Smother" as A.V.P (assistant vice president?) of Cal-Western Reconveyance Co.

**Susan Turner** – suspected robo signer for GMAC

**Sylvia Kohut** – a "legal" robo signer for Wells Fargo- read the article [http://www.huffingtonpost.com/2011/05/24/banks-robo-signing-foreclosures\\_n\\_865696.html](http://www.huffingtonpost.com/2011/05/24/banks-robo-signing-foreclosures_n_865696.html)<http://takeyourhomeback.com/?p=1005>

**Swarupa Slee**, suspected robo signer signing as MERS Assistant Secretary and Witness <http://205.166.161.12/oncoreV2/showdetails.aspx?id=50497339&rn=90&pi=9&ref=search><http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125324&rn=8&pi=0&ref=search><http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125326&rn=9&pi=0&ref=search><http://205.166.161.12/oncoreV2/showdetails.aspx?id=51125328&rn=10&pi=1&ref=search>

**T. Sevillano** real name is Tina is robo signer- she signs for Bofa, Mers, and Recontrust. Her document meets the following indicators of robo-signing :The name of the signing party is stamped on the documents in block letters. The date of the signature and the date of the notarization are not the same. The party who signed the document executed it as a representative of the servicer. (I believe Sevillano is not an actual employee of the servicer.) The document purports to assign the mortgage or the deed of trust from the originator directly to the trust. (I think that is correct) The document that purports to assign the mortgage of deed of trust to the Trust was signed AFTER the cut-off date for the transfer of all such to the Trust pursuant to the Pooling and Servicing Agreement. The assignment of mortgage or deed of trust was filed or signed after the foreclosure proceeding began/was filed. **Tina Sevillano a.k.a. T. Sevillano really works as Trustee Sales at Recon Trust Co** in Greater Los Angeles Area **Lives at 950 Catalano Ct Fillmore, CA 93015-1064** Home phone **(805) 516-9031** <http://www.linkedin.com/pub/tina-sevillano/15/106/a92><http://abigailcfield.com/?p=562> <http://www.justanswer.com/real-estate-law/507ue-robo-signing-issue-resolved-found.html> <http://www.loansafe.org/forum/bank-america-home-loans/38735-question-regarding-nod-filing.html> [http://www.foreclosurehamlet.org/profile/Jackdougherty?xg\\_source=activity](http://www.foreclosurehamlet.org/profile/Jackdougherty?xg_source=activity)[www.caeb.uscourts.gov/documents/Judges/PreHearingDispositions/1102\\_1030\\_746M.pdf](http://www.caeb.uscourts.gov/documents/Judges/PreHearingDispositions/1102_1030_746M.pdf) [www.caeb.uscourts.gov/documents/Judges/PreHearingDispositions/1102\\_1030\\_746M.pdf](http://www.caeb.uscourts.gov/documents/Judges/PreHearingDispositions/1102_1030_746M.pdf) (copy & paste into browser)

**Tamara Savery- robo signer at Wells Fargo Bank- full deposition at** <http://www.propublica.org/documents/item/july-2009-deposition-by-tamara-savery-of-wells-fargo>

**Tammi Haines**- suspected robo signer

**Tammy Bohon** – suspected robo signer Worked at [Wachovia/Wells Fargo](#) (Work Leader) Went to [William Byrd High School](#) Lives in [Vinton, Virginia](#) From [Vinton, Virginia](#) <https://www.facebook.com/profile.php?id=100000164047183>

**Tara Cardoza**- suspected robo signer Vice President at [Emigrant Bank](#) from December 1992 – Present (19 years 1 month) Manage new loan process for commercial real estate loans ranging from \$75,000 to \$5 million from loan approval to closing. Work closely with closing attorneys to resolve title issues and authorize changes to loan documents. Oversee the preparation and issuance of commitments. Negotiate commitment terms with borrowers/brokers. <http://www.linkedin.com/pub/tara-cardoza/6/692/186>

**Tara Stabile** suspected robo signer is really an employee of Shapiro & Fishman, LLP signing as Vice President and Asst. Secretary of MERS for America's Wholesale Lender, Hillsborough County, Florida <http://205.166.161.12/oncoreV2/showdetails.aspx?id=48737170&rn=0&pi=0&ref=search>

**Taylor, Bean & Whitaker**- defunct entity. See <http://www.taylorbean.com/PressRelease/Press.aspx>

**Teresa Goldberg** – suspected robo signer at **JP Morgan/Chase**

**Theodore Schultz**, robo signer employee of Aurora Loan Services, MERS robo signer, see page 11 <http://4closurefraud.org/2010/10/03/kaboom-class-action-vs-mortgage-electronic-registration-systems-gmac-deutsche-bank-nationstar-aurora-bac-citi-us-bank-lps-et-al/>

**Thomas Walsh**- suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Tiffany Bitsoi** – suspected robo signer as a MERS officer

**Tim Volpe** – suspected robo signer for MERS from Duval County, FL

**Tina Bado** – suspected robo signer **She is really** Sr. Vice President, Default BankUnited in Miami/Fort Lauderdale Area and Currently holds this position as Senior Vice President BankUnited from 2007 – Present (4 years) but she signed as AVP on a Substitution of Trustee for Bayview Loan Servicing, LLC. Home phone number 305-596-4301 and lives at either 11811 SW 122nd Ave, Miami, FL 33186 or 8490 SW 96th Street, Miami, FL 33156 <http://www.linkedin.com/pub/tina-bado/a/83b/507>



johnrosswilson@gmail.com

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**Tina Mazahri – notary for robo signers in Ventura County, CA- Commission #1908072**

**Tinoco Carla – a.k.a. Carla Tinoco- suspected robo signer notary ( does anyone know what state her notary is from?)**

**Todd Stevens-** suspected robo signer for Deutsche Bank

**Tom Smith-** suspected robo signer for Litton Loan

**Topako Love- robo signer for Lenders Processing Services –** Foreclosure Timelines Supervisor at Lender Processing Services, Inc. (LPS) in Greater Minneapolis-St. Paul Lives at 520 7th St W Hastings, MN 55033-1716 ,(651) 438-7482 <http://www.linkedin.com/pub/topako-love/15/148/b32><http://shamethebanks.org/jorge/robo-signer-misdeeds-may-help-homeowners><http://msfraud.org/fraudsterlist.html> <http://4closurefraud.org/2011/05/31/mers-class-action-schare-vs-mortgage-electronic-registration-systems-complaint-and-exhibits/><http://foreclosureselfdefense.wordpress.com/fraudclosure-robo-signers-at-root/><http://www.foreclosurehamlet.org/forum/topics/4164911:Topic:29971?commentId=4164911%3AComment%3A30031>

**Toyna Hopkins – robo signer-** wherein Tonya Hopkins signed over a mortgage in her capacity as Assistant Secretary of Sand Canyon Corporation. The problem with this? Sand Canyon hasn't been in the mortgage business since 2009, and Tonya Hopkins doesn't work for Sand Canyon: she works for American Home Mortgage Servicing Inc. <http://www.freerepublic.com/focus/news/2779342/posts>[http://www.americanbanker.com/issues/176\\_170/robo-signing-foreclosure-mortgage-assignments-1041741-1.html?zkPrintable=1&nopagination=1](http://www.americanbanker.com/issues/176_170/robo-signing-foreclosure-mortgage-assignments-1041741-1.html?zkPrintable=1&nopagination=1) Several other [documents](#) reviewed this month by *American Banker* were signed in July by Tonya Hopkins, who identified herself as an assistant secretary for Sand Canyon Mortgage, also known as Option One Mortgage Corp., the former subprime lending unit of H&R Block Inc. **(CLICK ON THE WORD “documents” AND PRINT IT OUT)**

**Tracey O'Brian-Moore –** suspected robo signer for Wachovia Bank

**Tracy Brown-** suspected robo signer <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Tracy Lawrence-** notary for Lenders Processing “bad boys” Gary Trafford and Gerri Shepperd found dead-**State witness Tracy Lawrence was found dead by Las Vegas Metro Police** officers Monday morning. They were called to her apartment by the Attorney General's office after she missed a Monday

morning court hearing. The Attorney General's office says she was going to be sentenced after pleading guilty to one count of fraudulent notarizing. She was one of four notaries cooperating with the state in exchange for lighter sentences. She faced up to a year in prison for forging signatures enabling title companies to rush Nevada home foreclosures. Title loan officers Gary Trafford and Gerri Shepperd of Lender Processing Services were indicted on more than 600 felony charges

Victoria Kowal- suspected robo signer is really a Closing Supervisor , [Wachovia, A Wells Fargo Company](#) September 2008 – Present (3 years 3 months)

- Promoted from Quality Assurance/Payoff/Appraisal Team Lead to Closing Supervisor.
- Managed 10 Team Leaders (Direct Reports) and 110 Closers/Funders (Indirect Reports).
- Guaranteed all required loan documents, forms and statements were consistently prepared and processed as required.
- Ensured staff met required benchmarks, and reported departmental performance to Senior Management.
- Responded to internal and external auditors and provided recommendations for corrective action as needed.
- Monitored weekly government exception reports relating to FHA insurability.
- Responsible for distribution of product development information, staff meetings, communication with senior management and policy and procedure creation and implementation.
- Performed quality checks, developed and reviewed performance reports, identified areas to improve and implemented measures to improve performance levels and meet objectives.
- Instrumental in completing 2008 HMDA scrub project reviewing over 11,000 adverse loans to ensure HMDA & ECOA compliance.
- Increased closing/funding numbers 200% for six consecutive months.
- Recipient of 8 “Shared Success” awards sent by peers and management in recognition of efficiency and teamwork.

Title QC Specialist/Quality Control LendingTree Settlement Services December 2005 – September 2008 (2 years 10 months)

- Completed quality review of abstractor reports to accurately process, review, prepare and approve title commitments, tax certificates and rate quotes and ensure the prompt delivery of orders to the client.
- Communicated with title underwriters, clients and taxing authorities.
- Performed due diligence to provide resolution options for the client, reviewers and/or title underwriters to resolve any outstanding title issues.
- Provided support to internal departments regarding curative decisions.
- Maintained updated title QC requirements manual per state/client while providing training to team members and new hires.
- Researched and applied unapplied title funds.

Foreclosure Quality Assurance Specialist/Processor First American National Default Outsourcing  
(Formerly LOGS Financial)

September 1999 – November 2005 (6 years 3 months)

- Troubleshoot an array of foreclosure exceptions including: title issues, litigated payment disputes, RESPA issues, mobile homes, probate issues, 2nd liens, PHFA delays, HUD moratoriums, FEMA disasters, VA holds, VA refunding, charge offs, VA no-bids and buy downs.
- Managed the timeline of the foreclosure legal actions from the referral to the foreclosure sale/liquidation for VA and FHA loans. Work closely with attorney offices nationwide to ensure timeframes are being met.
- Minimized delays in the foreclosure process by aggressively pursuing resolutions with the attorney, investor and client, while documenting the system to avoid potential losses being assessed.
- Verified accuracy, timeliness and turnaround time of bids, postponements, and sales results. Communicate all errors to staff, lead and management.
- Set up all foreclosure acquisition files for client including obtaining chronologies to ensure template integrity.
- Created and updated all foreclosure check sheets and ensure all processors have the most up to date information.
- Assisted the IT department with developing a bid automation program which increased productivity and reduced errors.

Figures Team Lead First American National Default Outsourcing (formerly LOGS)

April 2002 – August 2004 (2 years 5 months)

- Created test plan, performed test functions and assisted with the implementation of the PEGA application for Washington Mutual. Also trained staff at both First American sites. The PEGA application streamlined the payoff and reinstatement processes through automation, resulting in increased productivity and reduction in errors.
- Coordinate and adjust daily workflow of the team to meet productivity and quality standards.
- Trained and directed all new hires and continue cross-training with current processors.
- Prepared Daily and Key Weekly production reports.
- Assisted manager with SWOT (Strength, Weakness, Opportunity, Threat) Analysis which was discussed weekly to determine the potential and existing issues with the figures process and focus on resolution.
- Reviewed error accuracy with processors bi-monthly and ensure proper training in areas needed.
- Verified funds received for attorneys and provide any additional advances needed. <http://www.linkedin.com/in/victoriakowal> <http://www.salemdeeds.com/robosite/RobosignerList.asp>

**Viengmor Phidavanh** – suspected robo signer is really an Operation Analyst 3 at Wells Fargo Home Mortgage, Greater Minneapolis-St. Paul <http://www.linkedin.com/pub/viengmor-phidavanh/33/1a/b87><http://www.salemdeeds.com/robosite/RobosignerList.asp>



**William Craig**- suspected robo signer alleged Vice President of Bank of America

**WHITNEY K. COOK** – suspected robo signer is an alleged employee of a mortgage servicing company, Chase Home Finance in Franklin County, Ohio. She often signs as a Vice President of Chase Bank U.S.A., N.A. She often signs on Assignments prepared by Shapiro & Fishman in Boca Raton, FL. Assignments signed by Whitney K. Cook are frequently used in cases involving JP Morgan Mortgage Acquisition trusts. These Assignments are often prepared, signed and filed years after the closing date of the trust. Deutsche Bank National Trust Company is frequently the trustee that forecloses using these Assignments She is really Foreclosure Document Supervisor at JPMorgan Chase and lives at 4033 Brookrun Drive, Columbus, Ohio 43204-5033 and home phone number is (614) 607-7445 SEE <http://takeyourhomeback.com/?p=428> FOR FULL DETAILS <http://www.linkedin.com/pub/whitney-cook/21/7ab/1a9>

**UTLS** – through its subsidiaries UTLS Default Services & UTLS Technology Services, provide servicers & the mortgage industry with Default related title products and services, REO Asset Management, Valuations, Junior Lien Analytics, Senior Lien Monitoring, Non-judicial Trustee Services, Field Services and Outsourced Foreclosure and Bankruptcy services. *“In addition, our Fannie Mae Certified Back In The Black default technology is a seamless, web-based workflow application for managing default mortgages from collections through loss mitigation”*. Specialties: Mortgage Default and Technology Solutions **FORMERLY LandAmerica OneStop DS**. PHH Mortgage, a subsidiary of PHH Corporation is now utilizing UTLS Technology Service’s Back In The Black® Fannie Mae Certified HAMP Workout Solution in an effort to capture additional process efficiencies and reduce cost. UTLS Technology Services is a subsidiary of UnitedTech Lender Services, Inc. About UTLS Default Services

Headquartered in Orange County, California, UTLS Default Services provides end-to-end default loan solutions to lenders and servicers throughout the default loan cycle. UTLS Default Services understands the need for reliable and flexible servicing solutions, and offers all aspects of the loan process, from title services and valuations to junior lien protection services including complete loss mitigation and foreclosure trustee services.

Vicky Perry- suspected robo signer

Violeta Sarkissian – suspected robo signer is really a Sr. Foreclosure Specialist at [JPMorgan Chase](http://www.linkedin.com/pub/violeta-sarkissian/8/2bb/983) from 2011 – Present (less than a year) (she can’t even spell foreclosure correctly) <http://www.linkedin.com/pub/violeta-sarkissian/8/2bb/983>

**Youda Crain** – suspected robo signer MERS robo signer for Bank of America/BAC/ Countrywide/America’s Wholesale Lenders– claims she is an independent Mortgage Funder, previously employed by Skyline Financial Corp. Lives at 18312 Blythe St Reseda, CA 91335-2004 (818) 774-0962 [http://www.linkedin.com/profile/view?id=64746719&authType=name&authToken=z2Hr&locale=en\\_US&pvs=pp&trk=ppro\\_viewmorehttp://www.pascoclerk.com/i3/66-229-227-216IP2011056829.pdfhttp://www.scribd.com/doc/74684353/MERS-Assignment-of-1st-Mortgage](http://www.linkedin.com/profile/view?id=64746719&authType=name&authToken=z2Hr&locale=en_US&pvs=pp&trk=ppro_viewmorehttp://www.pascoclerk.com/i3/66-229-227-216IP2011056829.pdfhttp://www.scribd.com/doc/74684353/MERS-Assignment-of-1st-Mortgage) also see Miami-Dade Public records **Book 27855 page 231**

**Yolanda Flores** – suspected robo signer

**SIGNS YOUR FORECLOSURE DOCUMENTS MAY BE FRAUDULENT OR BOGUS**

1. The Mortgage or Deed of Trust is assigned from the Originator directly to the Trustee for the Securitized Trust.
2. The Mortgage or Deed of Trust is assigned months and sometimes years after the date of the origination of the underlying mortgage note.
3. The Mortgage or Deed of Trust is assigned from the initial aggregator directly to the Securitized Trust with no assignments to the Depositor or the Sponsor for the Trust.
4. The Mortgage or Deed of Trust is executed, dated or assigned in a manner inconsistent with the mandatory governing rules of Section 2.01 of the Pooling and Servicing Agreement.
5. The assignment of the Mortgage or Deed of Trust is executed by a legal entity that was no longer in existence on the date the document was executed.
6. The assignment of the mortgage or Deed of Trust is executed by an entity whose name is different than the entity named in the original document (i.e., National City Bank Corporation in lieu of ABC Corporation as a division of National City Bank).
7. The assignment was executed by a party pursuant to a Power of Attorney but no Power of Attorney is attached to the instrument or filed with the instrument or otherwise recorded with local land registry.
8. The mortgage note is allegedly transferred in a single document along with the Mortgage or Deed of Trust (i.e., “Assignment of the Note and Mortgage”). You cannot “assign” a mortgage note. You can only “negotiate” a mortgage note under Article 3 of the UCC.
9. The assignment is executed by a party who claims to be an “attorney in fact” for the assignor.
10. The assignment is notarized by a notary in Dakota County, Minnesota.
11. The assignment is notarized by a notary in Hennepin County, Minnesota.
12. The assignment is notarized by a notary in Duval County, Florida.
13. The assignment is executed by an officer or secretary of MERS.
14. The assignment is notarized by a secretary or paralegal employed by the attorney for the mortgage servicer.
15. The assignment is executed or notarized by an employee of MR Default Services, Promiss Solutions LLC, National Default Exchange, LP, LOGS Financial Services, LPS ( Lenders Processing Services, Inc.) or some similar third-party document producing company / robo signing mill.

16. The endorsement on the note is actually on an allonge affixed to the note. In most states, an allonge cannot be used if there is a sufficient amount of room at the “foot” or the “bottom” of the original note for the endorsement.

17. The allonge is not “permanently” affixed to the original note. The term permanent excludes the use of staples and tape and as a result you must use a sold fastener such as glue. Allonges are commonly referred to “in the business” as “tear-off fraud papers.”

18. The note proffered in evidence is not the original but a copy of the “certified copy” provided to the debtors at the closing.

19. The note is endorsed in blank with no transfer and delivery receipts. It is fine to endorse a note in blank, in which case it becomes “bearer” paper under the UCC. **However, in order to prove a true sale from the Sponsor to the Depositor you must have written delivery and transfer receipts and proof of pay outs and pay in transactions.**

20. The note proffered in evidence is not endorsed at the foot of the note or on an affixed allonge.

21. The assignment of the mortgage or deed of trust post-dates the filing of the court pleading.

22. The assignment of the mortgage or deed of trust is executed after the filing of the court pleadings but claims to be “legally effective” before the filing. For example, the deed of trust is assigned on June 1, 2009, with an effective date of May 1, 2007.

23. The parties who executed the assignment and who notarized the signature are in fact the same parties.

24. The signor states that he or she is an “agent” for the executing entity.

25. The signor states that he or she is an “attorney in fact” for the executing entity.

26. The signor states that he or she is an employee of the executing entity but claims to have custody and control of the records of the entity.

27. The signor of the document makes statements about the status of the mortgage debt based on his or her review of the “records of the plaintiff” or the “records of the moving party.”

28. The proponent of the original note files an Affidavit of Lost Note.

29. The signor claims that the allegations in the court pleading are correct but the assignment of the mortgage and/or delivery and transfer of the note occurs after the law suit or the motion for relief from stay was filed.

30. One or more of the operative documents in the case is signed by one of the attorneys for the mortgage servicer.

31. The default payment history filed in the case is prepared by the attorney for the mortgage servicer or a member of his or her staff.
32. The affidavit filed in support of legal fees is not signed by an attorney with the firm involved in the case.
33. The name of one or more of the signors is stamped on the document.
34. The document is a form with standard "fill-in-the-blanks" for names and amounts.
35. The signature of one or more parties on the document is not legible and looks like something a three year old might have done.
36. The document is dated and signed years before the document is actually filed with the register of real estate documents or deeds or mortgages.
37. The proffered document has the word C O P Y stamped on or embedded in the document.
38. The document is executed by a notary in Denton County, Texas.
39. The document is executed by a notary in Collin County, Texas.
40. The document includes a legend "Hold for" a named law firm after recording.
41. The document was drafted by a law firm representing the mortgage servicer in the pending case.
42. The document includes any type of bar code that was not added by the local register or filing clerk for such instruments.
43. The document includes a reference to an "instrument number."
44. The document includes a reference to a "form number."
45. The document does not include any reference to a Master Document Custodian.
46. The document is not authenticated by any officer or authorized agent of a Master Document Custodian.
47. The paragraph numbers on the document are not consistent (the last paragraph on page one is 7 and the first paragraph on page two starts with number 9).
48. The endorsement of the note is not at the "foot" or "bottom" of the last page of the note. For example, a few states allow an endorsement on the back of the last page of the note but the majority requires it at the foot of the note.
49. The document purports to assign the mortgage or the deed of trust to the Trustee for the Securitized Trust before the Trust was registered with the Securities and Exchange Commission. This type of registration is normally referred to as a "shelf registration."

50. The document purports to transfer the note to the Trustee for the Securitized Trust before the date the Trust provides for the origination date of instruments in the Trust. The Prospectus, the Prospectus Supplement and the Pooling and Servicing Agreement will clearly state that the pool of notes includes those originated between date X and date Y.

51. The document purports to transfer the note to the Trustee for the Securitized Trust after the cut-off date for the creating of such instruments for the Trust.

52. The origination date on the mortgage note is not within the origination and cut-off dates provided for the by terms of the Pooling and Servicing Agreement.

53. The "Affidavit of a Lost Note" is not filed by the Master Document Custodian for the Trust but by the Servicer or some other third-party.

54. The document is signed by a "bank officer" without any designation of the office held by the said officer.

55. The affidavit includes the following language on the bottom of each page: "This is an attempt to collect a debt. Any information obtained will be used for that purpose."

56. The document is signed by a person who identifies himself or herself as a "media supervisor" for the proponent.

57. The document is signed by a person who identifies himself or herself as a "media coordinator" for the proponent.

58. The document is signed by a person who identifies himself or herself as a "legal coordinator" for the movant.

59. The date of the signature on the document and the date the signature was notarized are not the same.

60. The parties who signed the assignment and who notarized the signature are located in different states or counties.

61. The transferor and the transferee have the same physical address including the same street and post office box numbers.

62. The assignor and the assignee have the same physical address including the same street and post office box numbers.

63. The signor of the document states that he or she is acting "solely as nominee" for some other party.

64. The document refers to a power of attorney but no power of attorney is attached.

65. The document bears the following legend: "This is not a certified copy."

**LIST OF MORE KNOWN ROBO-SIGNERS:**

Aimee Austin

Alma Gonzales

Amie Davis

Amy Jo Cauthern-Munoz

Amy Payment

Amy Weis

Andrea Jenkins

Andres Rojas

Andrew Keady

Angela L. Freckman

Ann Pinto

Anne Sutcliffe

Annmarie Morrison

Anthony N. Renzi

Antonia Ramirez

Ashley Johnson

Azin Rahmanpanah

Barb Frost

Becky Byrne

Bernadette Polux

Bernice Thell

Beth Borse

Beverly Clark

Beverly Quaresima

Bharati Lengade

Bill Rizzo

Bob Hora

Bonnie Pelletier

Brian J. LaForest

Brock Martin

Bryan Kerr

Butler & Hosch, P.A.

Cardless Dixon

Carol Chapman

Carolyn Cari

Carolyn Mcleod

Cassandra Inouye

Cathy Crawford

Cathy Hagstrom

Cathy Williams

Cindy Sandoval

Clifton Childs

Clothilde Ortega

Colleen O'Donnell

Craig Hanlon

Craig Hinson

Charity Peterson

Charmaine Marchesi

Chris Arndt

Christie Bouchard

Christina Ching

Christopher Bray

Christopher Mayall

Chrys Houston

Danielle Woods

Dave Cunningham

Dave Chiodo

Dave Hillen

Dawn L. Reynolds

Dawn Peck

Deb Twining

Debra Chieffe

Denise A. Marvel

Diane Bowser

Diane LaFrance

Dianna Sandoval

Donna Fitton

Donna Harkness

Donna McNaught

Dory or Dorey Goebel

Dulce Diaz

Eileen J. Gonzales

Elizabeth Geretschlaeger

Elizabeth Yerosian



Emmanuel Tabot

Eric Friedman

Erika Puentes

Erika Reyes

Erika Spencer

Etsuko Kabeya

Etsuko Kaybeya

Fanessa Fuller

Fedelis Fondungallah

Felix Amenumey

Fern Baker

Fifi Volgarakis

Frank Coon

Frank Madden

Gina Avila

Ginny Neidert

Gloria Karau

Gregory Smallwood

Hang Luu

Hari Charagundla

Hattie McLaughlin

Ingrid Pittman

Jacqueline Brown

Jamie Bilot

Jamil Kahin

Jan Zimmerman  
Janeete Boatman  
Janet Vollmer  
Janette Boatman  
Janice M. Baker  
Janine Yamoah  
Jason Dreher  
Jason Emory  
Jason Vecchio  
Jeff Rivas  
Jeffrey P. Carlson  
Jeffrey Stephan  
Jenee Simon  
Jennifer Duncan  
Jennifer Peters  
Jenny Brouwer  
Jeremy Cox  
Jerrie Moton  
Jerry Yang  
Jim Clark  
Jim Herman  
JK Huey  
Joanne Moore  
Joanne Wight  
Jody Delfs

Joel Martinson

John Cody

John Kerr

John Wesley

Jose Aguilar

Jose Rivera

Joseph Alvarado

Joseph Lutz

Joseph P. Hillery

Joseph Pensabene

Joseph Spicer

Josephine Sciarrino

Joyce Petty

Judi Gambrel

Judith Stone

Judy Buseman

Judy Faber

Julie Coon

Julie Cordova

Karen Cook

Kathleen Doherty

Kathleen Gowan

Katie Zrust

Katrina Bailey

Katrina Whitfield-Bailey or by Katrina Whitfield or by Katrina Bailey

Keith Chapman

Keith S. Reno

Keith Torok

Kelly Graham

Kendall Sanders

Kenneth R. Perkins

Kenneth Ugwuadu

Keo Maney Kue Vang

Kevin Crecco

Kevin Fletcher

Kim Chambers

Kim Kinney

Kim Mullins

Kim Waldroff

Kimberly Sanford

Kimbretta Duncan

Kimley Godfrey

Kristi M. Caya

Kristine Wilson

Kyurstina Lawton

Larry Dingmann

Laura Furrick

Laura Hescott

Laura Siess

LeAllen Frost

LeeAnne Kramer

Leticia Arias

Linda Miller

Linda Walton

Lindsey Lesch

Lins Bryce

Lisa Gerard

Lisa Magnuson

Lisa Watson

Lorraine Balara

Marcia Medley

Margery A. Rotundo

Margie Kwaitanowski

Marie Lockwood

Marisa G. Carrasco

Marisa Menza

Marnessa Birckett

Martha Kunkle- died in 1995-

see <http://online.wsj.com/article/SB10001424052970204204004576049902142...>

Marvell Carmouche

Mary B. Johnson

Mary Maxwell

Mary McGrath

Mary Taylor

Mary Winbauer

May Her

Maya Stevenson  
Melissa Mosloski  
Melody Moore  
Mellisa Ziertman  
Mellissa Mosloski  
Michael Ackerman  
Michael Bender  
Michael Curry  
Michael G. Mand  
Michael H. Moreland  
Michael Hanna  
Michael Hebling  
Michael Mead  
Michele Boiko  
Michele Luszc  
Michelle Flores  
Michelle Halyard  
Mike Dian  
Mitchell Oringer  
Mutru Kumar  
Myron Ravelo  
Nanci Danekar  
Nancy L. Carlson  
Nancy Mooney  
Natalie Anderson

Neil E. Dyson

Noel McNally

Paige Sahr

Pam Anderson

Pam January

Pam Kammerer

Pamela Ariano

Pamela Michael

Pat Kingston

Patricia Kelleher

Patricia Lambengco

Patricia Murray

Patrick McClain

Patte Peloquin

Paul Bruha

Paul Hunt

Paul Mann-notary

Paul Williams

Paula Rosato

Peggy Glass

Peggy Jordon

Peter Read

R.P. Umali

Rachel Switzer

Rashonda Turner

Rebecca Colgan

Rebecca Verdeja

Rebecca Wirtz

Renaë Stanton

Renee L. Hensley

Rhonda Kastli

Rick Wilken

Richard Delgado

Richard J. Carlson

Richard Olasande

Richard Stires

Rita Bucolo

Robert E. Kaltenbach

Robert L. Horn

Robin Callahan

Robin Carmody

Robyn Colburn

Rodney Cadwell

Rona Ramos

Ronald Durant

Rosalie Solano

Roy Stringfellow

Ruth Morgan

Sakhada Lad

Salena Edwards



Sandy Broughton

Sandy Kinnunen

Sara Rubin

Sarah Block

Sarah Gacek

Sarah Rubin or Sara Rubin

Scott Anderson or by Scott W. Anderson

Scott Keller

Sean Flanagan

September Stoudemire

Sheri Bongaarts

Shirley Eads

Shivani L. Ram

Silvia Marchan

Stanley Silva

Stephanie Lowe

Stephanie Scott

Stephen Zindler

Steve A. Nielsen

Steve Ballman

Steve Bashmakov

Steve Moe

Steven Grout

Steven Y. Green

Sue Filiczkowski

Sukhada Lad

Susan Meier

Susan Nightingale

Tam Doan

Tamara Price

Tammy Brooks-Saleh or Tammy Saleh

Tara Clayton

Taylor Moore

Teddi Horan

Teresa DeBaker

Tina Jones

Tishana Gibbs

Toccoa Lenair

Todd Luckey

Treva Moreland

Van Johnson

Varsha Thakkar

Verdine A. Freeman

Vicki Kyle

Vickie Day

Vickie Ingamells

Victor Perez

Vinod Vishwakarma

Vishal Karingada

Whitney Lewis

William Maguire

Yvette Day