



Tips, Complaints, and Referrals

Summary Page - Submitted Externally

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Thank you for contacting the United States Securities and Exchange Commission. This automated response confirms that your submission has been received successfully. We are always interested in hearing from the public, and your submission will be given careful consideration in view of the Commission's overall responsibilities under the federal securities laws. Please note, however, that it is the Commission's policy to conduct its investigations on a non-public basis in order to preserve the integrity of its investigative process. Subject to the provisions of the Freedom of Information Act, we cannot disclose to you any information which we may gather, nor can we confirm the existence or non-existence of an investigation, unless such information is made a matter of public record in proceedings brought before the Commission or the courts. Therefore, this may be the only response that you receive. If you want to learn more about how the Commission handles inquiries or complaints, please visit http://www.sec.gov/complaint/info_tipscomplaint.shtml.

What is your complaint about?

Q: Please select the option that best describes your complaint.

A: Manipulation of a security

Q: Please select the specific category that best describes your complaint.

A: Other

Q: Please provide more information.

A: Subject: Immediate Action Required: Report on massive bank fraud. 100's of 1000's of victims! Request for Investigation

Q: Is this supplemental information to a previous complaint?

A: No

Q: In your own words, describe the conduct or situation you are complaining about.



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A: Jeremy Lee Bass 1515 21st Ave. Lewiston, Idaho Quantum.J.L.Bass@RAWdeal.io March 1, 2024 Subject: Immediate Action Required: Report on Foreclosure Auction Misconduct and Request for Investigation To Whom It May Concern, I am compelled to seek your urgent assistance following the wrongful foreclosure auction of my property on February 29, 2024, despite a prior agreement to suspend proceedings pending the resolution of my mother's estate probate. This letter reports significant misconduct and requests a thorough investigation by your office into the practices of Bank of America (BoA), Carrington Mortgage Services (CMS), ReconTrust Company N.A., and their collaborators that led to this unjust foreclosure. Foreclosure Auction Misconduct: A Summary of Events The foreclosure auction, previously halted, proceeded under questionable circumstances, leading to the sale of my home for \$165,000—well below its fair market value of \$275,000. This sale was to an individual previously recorded attempting to intimidate me into selling my property at a gross undervalue, more then suggesting collusion with BoA and potential real estate developers, but instead confirming the recorded claim of the local developers working with BoA in fixing the auction. The orchestration of this auction, including the premature lifting of the hold despite an existing agreement, underscores a systematic pattern of fraudulent and unethical behavior by the involved parties. Historical and Recent Misconduct My dealings with BoA and Carrington have been marred by a history of deceit, legal violations, and unethical practices dating back to 2008. This includes:

- Presentation of backdated documents and attempts at bribery by CMS in December 2021.
- Coercive tactics and misrepresentations in legal proceedings by BoA.
- Financial discrepancies, unjust charges, and attempts at manipulation by BoA and CMS, in clear violation of the Real Estate Settlement Procedures Act (RESPA), the CARES Act, and the Idaho Consumer Protection Act.
- Unauthorized loan modifications by BoA, directly violating federal laws.
- Imposed unjustified fees, breaching the CARES Act and RESPA guidelines.
- Engaged in systematic obstruction to prevent securing legal representation, impacting the right to a fair defense.
- Conducted a foreclosure auction with a single bidder, indicative of auction rigging and collusion.
- Breached an explicit agreement to postpone the foreclosure auction, violating contract terms.
- The single bidder at the auction was the local developer who attempted to coerce the property sale before the auction.
- Demonstrated a pattern of misleading court representations to obfuscate their actions.
- Failed to conduct an internal audit after discovering erroneous filings, suggesting a disregard for legal compliance.
- BoA was fined \$4 billion for inflating their books, indicating systemic financial manipulation, and over \$100 billion in total so far since 2008 for many of these same actions
- BoA knowingly created and utilized a second deed of trust and promissory note with the intent to deceive.
- CMS offered a bribe for compliance, which constitutes illegal coercion.
- Frequent and aggressive attempts by CMS to secure signatures on documents during a forbearance period.
- Found evidence of inflated mortgage figures used in financial documents, indicative of broader financial fraud.
- Discovered the forgery of documents intended to illegally modify the mortgage agreement.
- Uncovered collusion with local developers to manipulate the outcome of the foreclosure auction.
- Actions by BoA suggest a violation of Idaho's Consumer Protection Act through unfair and deceptive practices.
- BoA attempted to enforce backdated agreements to legitimize fraudulent claims on the property.
- CMS backdating of documents to 2012, despite being in 2021, suggests premeditated fraud potentially relevant to a civil RICO claim.
- Observed discrepancies in the assignment and notification process of the loan transfer, further complicating the legal standing of actions against the property.
- BoA engaged in activities that directly contravene the principles of equity and justice, as evidenced by their handling of the second mortgage.
- BoA's systematic efforts to undermine legal proceedings and obfuscate their fraudulent activities have significantly impacted financial stability and legal rights.
- The involvement of a local developer in the foreclosure auction indicates a premeditated strategy to undervalue and acquire the property.
- The wrongful conduct and various forms of fraud perpetrated by BoA reveal a broader pattern of abuse and deception.
- Unauthorized creation of a second mortgage by BoA and CMS.
- CMS, acting for BoA, collected payments on invalidated accounts.
- Conspiracy with local developers by BoA to depress the property's sale value at auction.
- The foreclosure auction proceeded despite a verbal agreement to postpone, which was recorded.
- Coerced into signing backdated documents by BoA to legitimize a fraudulently created mortgage.
- Discovery



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of forged documents intended to illegally alter the mortgage agreement by BoA. • Misrepresentation of loan status and fraudulent financial activities by BoA to manipulate stock prices. • Fraudulent concealment of a second mortgage by BoA, putting the property at significant risk. • Continued acceptance of payments on invalidated accounts by BoA. • Violations of Idaho's Consumer Protection Act through unfair and deceptive practices by BoA. • Emotional distress and damage to credit caused by ongoing fraudulent activities and legal battles with BoA. • Concealment of the second mortgage and its satisfaction by BoA, violating principles of equity and justice. • Negligent misrepresentation of the loan status by BoA, creating unauthorized financial instruments. • BoA breached the contract by creating a second deed of trust without proper assignment. • Engaged in similar fraudulent activities in other cases, not just mine, by BoA. • Attempt by BoA to have me sign a backdated new promissory note to cover up their fraudulent activities. • Allegations by BoA suggest borrowing money for a down payment on another loan, potentially violating lending regulations. • Commitment of fraud by BoA by concealing the existence of a second mortgage, which put me at significant risk. • The legality of borrowing money for a down payment on another loan is questioned, highlighting potential violations of lending regulations by BoA. These actions not only threatened my property but also demonstrated a broader pattern of conduct that potentially implicates BoA and its associates in substantial legal and civil violations. Urgent Need for Investigative and Legal Intervention The detailed allegations and documented evidence I present underscore not only the profound personal impact of these actions but also the potential for widespread systemic implications. The fraudulent activities and legal violations I have uncovered suggest a deliberate and coordinated effort to undermine legal and financial standards on a national scale. This situation demands not only a halt to the foreclosure process but also a comprehensive review of the actions by BoA, Carrington Mortgage Services, ReconTrust, and associated developers and law firms. Request for Action Given the scale and severity of these issues, and in light of my forced position to navigate this complex landscape pro se, I implore your office to take immediate action. A thorough investigation into these matters is imperative—not only to address the injustices I have faced but to prevent further harm to the American public and to restore faith in our financial and legal systems., I urgently request your office to: • Conduct a thorough investigation into the foreclosure auction and related practices of BoA, Carrington Mortgage Services, and ReconTrust. • If the pattern I uncovered is followed nationwide, you will more than likely find thousands of other homeowners defrauded in the same manner • Review the legality of the foreclosure auction, including potential collusion and intimidation tactics. • Assess the broader implications of these entities' actions on consumer rights and financial regulations. I am prepared to provide all necessary documentation and evidence to support this investigation. The immediate attention to this matter could not only rectify the injustices I have faced but also uphold the law and protect individuals from corporate and financial malfeasance. Planned Outreach to Oversight Authorities: - (ID-LPD) Lewiston Idaho Police Department - (ID-OAG) Idaho Attorney General's Office - (ID-TAX) State Tax Commission - (ID-LSO) Local County Sheriff's Office, Lewiston, Idaho - (ID-DOF) Idaho Department of Finance - (FBI) Federal Bureau of Investigation - (SEC) U.S. Securities and Exchange Commission - (CFPB) Consumer Financial Protection Bureau - (FTC) Federal Trade Commission - (FINRA) Financial Industry Regulatory Authority - (FinCEN) Financial Crimes Enforcement Network - (IRS) Internal Revenue Service - (DOJ) U.S. Department of Justice - (USPIS) United States Postal Inspection Service - (OCC) Office of the Comptroller of the Currency - (NCUA) National Credit Union Administration - (Treasury) U.S. Department of the Treasury, Office of Inspector General - (USSS) U.S. Secret Service - (FRCH) Federal Reserve Consumer Help - (WH) The White House ... small sample of everything & violation list too www.dropbox.com/scl/fo/b586jsqji7rcgjw47evig/h?rlkey=pq2gqp8sh068dggviyxbdfwgs&dl=0

Q: Are you having or have you had difficulty getting access to your funds or securities?

A: Unknown



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Q: Did you suffer a loss?

A: Yes

Q: Enter amount of loss to nearest dollar without characters (e.g., 15000, not \$15,000.00).

A: 275000

Q: When did you become aware of the conduct? (m/d/yyyy)

A: 11/01/2021

Q: When did the conduct begin? (m/d/yyyy)

A: 01/01/2008

Q: Is the conduct ongoing?

A: Yes

Q: Has the individual or firm acknowledged the conduct?

A: Unknown

Q: How did you learn about the conduct? You may select more than one answer.

A: Account statements; Conversations

Q: Have you taken any action regarding your complaint? You may select more than one answer.

A: Complained to other regulator; Complained to law enforcement; Complained to other; Legal action

Q: Provide details.

A: Comprehensive Legal Violations Overview: Consumer Financial Protection Act (CFPA) Violations (12 U.S.C. §§ 5481-5603) [Civil]: - Description: Engaged in unfair, deceptive, or abusive acts or practices (UDAAP) affecting consumer financial products and services. - Penalty: Civil penalties can include fines, restitution to harmed consumers, and injunctive relief to prevent future violations. - Responsible Parties: Consumer lending and servicing



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departments. - Evidence of: Consumer complaints filed with the CFPB, internal audit reports, and enforcement action notices from the CFPB. Sherman Antitrust Act Violations (15 U.S.C. §§ 1-7) Unlawful Coercion, Collusion and Intimidation [Criminal/Civil]: - Description: Collusion between developers and BoA to fix auction prices and rig bids. Attempts to scare me into selling the property before the auction. The explicit attempt by a local developer to scare me into selling my property, as recorded, violates Idaho's statutes against coercion and fraud, alongside federal antitrust laws. Trying to bribe me to sign backdated documents. Efforts by developers and mortgage servicers to intimidate me into prematurely selling my property under market value. The upcoming auction is a result of collusion and bid-rigging, involving BoA and local developers. This conduct breaches the Sherman Antitrust Act (15 U.S.C. §§ 1-7), specifically through conspiracy to restrain trade and price fixing. These are felonious acts with potential penalties including imprisonment and substantial fines. - Penalty: Up to \$1 million for individuals, \$100 million for corporations, or up to 10 years imprisonment. - Responsible Parties: evelopers, BoA officials, Carrington Mortgage Services. - Evidence of: Documented communications between developers and BoA officials; recorded discussions indicating collusion. Recorded conversations demonstrating coercion. A detailed account and timestamped recording of the developer admitting collusion with BoA, aiming to manipulate the foreclosure and auction processes. Documented communications and offers made to coerce into signing. I have recorded conversations with a developer who admitted to working in concert with BoA to manipulate the auction process. This recording clearly demonstrates attempts to intimidate me into selling my property below market value, underscoring the coercive and fraudulent nature of their actions. Office, Federal Bureau of Investigation (FBI), Idaho Attorney General's Office, Local District Attorney. Breach of Fiduciary Duty (15 U.S.C. §§ 78a-78pp) [Criminal]: - Description: A legal or ethical relationship of trust with one or more parties. The breach occurs when a fiduciary acts in their own best interest in violation of the duty owed to the trustor, such as mismanagement of funds or failing to act in the best interest of the clients. - Penalties: Remedies include compensatory damages, punitive damages, and disgorgement of ill-gotten gains. - Responsible Parties: Trustees, financial advisors, corporate officers, and other entities or individuals acting as fiduciaries. - Evidence of: Financial statements, transaction records, communications demonstrating conflict of interest or negligence. Violation of the Truth in Lending Act (TILA) (15 U.S.C. §§ 1601-1667f) [Civil]: - Description: Failure to accurately disclose loan terms and conditions, including the manipulation of loan modification agreements. - Penalty: Statutory and actual damages, legal fees, and potential rescission of loan transactions. - Responsible Parties: Carrington Mortgage Services, BoA. - Evidence of: Misleading loan modification agreements and documentation. Violations of the Fair Debt Collection Practices Act (FDCPA) (15 U.S.C. §§ 1692-1692p) [Civil]: - Description: Employed harassing debt collection tactics that violate consumer rights under the FDCPA, including threatening phone calls and misleading communication. - Penalty: Civil liability including actual damages, statutory damages up to \$1,000, and attorney's fees. - Responsible Parties: Collections department personnel and third-party debt collection agencies contracted by the bank. - Evidence of: Recorded phone calls, consumer complaints filed with the FTC, and correspondence. Violation of the Electronic Fund Transfer Act (EFTA) (15 U.S.C. §§ 1693-1693r) [Civil]: - Description: Failed to properly disclose terms and conditions of electronic fund transfers, leading to unauthorized transactions and fees for consumers. - Penalty: Civil liability including actual damages, statutory damages (up to twice the amount of any unauthorized transaction), restitution to consumers, injunctive relief to correct procedural deficiencies and attorney's fees. - Responsible Parties: Online banking division managers and IT security personnel, electronic payments department and customer service teams. - Evidence of: Consumer complaints, internal reports of system vulnerabilities, audit findings, regulatory examination reports.. Unauthorized Disclosure of Consumer Information (Gramm-Leach-Bliley Act) (15 U.S.C. § 6801 et seq) [Civil]: - Description: Failed to protect the confidentiality and security of consumer financial information, leading to unauthorized disclosures. - Penalty: Civil penalties include fines per violation and comprehensive corrective measures to prevent future breaches. - Responsible Parties: Information security officials and third-party service providers. - Evidence of: Data breach reports, consumer complaints, and FTC enforcement actions. Violations of the Sarbanes-Oxley Act (SOX) (15 U.S.C. §§ 7201-7266) [Civil/Criminal]: - Description:



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Failed to comply with regulations on financial reporting and internal controls, leading to misinformation on the bank's financial health being reported to investors and regulators. - Penalty: Criminal penalties for executives include imprisonment up to 20 years and fines. Civil penalties include fines and mandatory corrective action. - Responsible Parties: Chief Financial Officer, Chief Compliance Officer, and other key financial executives. - Evidence of: External audit reports, SEC filings, whistleblower complaints. Securities Fraud (17 C.F.R. § 240.10b-5) [Criminal/Civil]: - Description: Misrepresentation in mortgage securities impacting financial markets and investors. Engaged in deceptive practices by disseminating false information regarding the bank's financial health, misleading investors and manipulating stock prices. Using inflated or fraudulent financial information to manipulate stock prices. Executives and employees traded company stock based on non-public, material information, unfairly profiting at the expense of uninformed shareholders. - Penalty: Significant financial penalties exceeding \$1 million, up to 25 years in prison. Penalties can include triple the profit gained or loss avoided, imprisonment up to 20 years, and substantial fines. - Responsible Parties: Identified executives, board members, employees privy to confidential information, BoA and associated financial entities. High-level executives and specific managers within the financial reporting division, alongside certain financial entities and auditors involved in falsifying or misrepresenting financial statements. - Evidence of: Inconsistencies in financial reports and stock market filings, Internal emails, whistleblower accounts, and irregular financial statements submitted to the SEC adjust to the records of the property in question. Documentation indicating inflated mortgage numbers affecting stock prices. Bankruptcy Fraud (18 U.S.C. § 157) [Criminal]: - Description: Filing fraudulent bankruptcy claims or engaging in fraudulent activities during bankruptcy proceedings. - Penalty: Up to 5 years in prison or fines. - Responsible Parties: Any party engaging in fraudulent bankruptcy processes. - Evidence of: Court filings, financial records indicating discrepancies. Forgery and Fraudulent Practices (18 U.S.C. § 471) [Criminal]: - Description: Falsifying and backdating official documents to manipulate loan terms and property ownership records. - Penalty: Penalties may include imprisonment for up to 10 years, restitution and significant fines. - Responsible Parties: Carrington Mortgage Services, BoA officials, specific employees.. - Evidence of: Backdated loan modification documents and contracts. Embezzlement (18 U.S.C. § 656) [Criminal]: - Description: The act of withholding assets for the purpose of conversion (theft) of such assets, by one or more individuals to whom the assets were entrusted, either to be held or to be used for specific purposes. - Penalties: Depending on the amount embezzled, penalties can include fines, restitution, and imprisonment up to 30 years for large amounts. - Responsible Parties: Employees, managers, or any individuals in a position of trust with access to financial assets. - Evidence of: Discrepancies in financial records, audits revealing missing funds, unusual transactions. Mortgage Fraud (18 U.S.C § 1014) [Criminal/Civil]: - Description: Creating unauthorized deeds of trust or promissory notes. Manipulation and creation of false loan documents. Falsification of information to obtain mortgages unlawfully, including but not limited to income, asset valuations, and debt levels. Knowingly submitted false information on mortgage applications to approve loans for unqualified borrowers, contributing to the housing market crash. Making false statements to influence the actions of a financial institution. - Penalty: Penalties include fines and imprisonment up to 30 years for each act of fraud, underlining the gravity of deceiving lending institutions. more at www.dropbox.com/scl/fo/b586jsqji7rcgjw47evig/h?rlkey=pq2gqp8sh068dggviyxbdfwgs&dl=0

Who are you complaining about?

Subject # 1

Q: Are you complaining about a person or a firm?



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A: Firm

Q: Select the title that best describes the person or firm that you are complaining about.

A: Bank

Q: Are you or were you associated with the person or firm when the alleged conduct occurred?

A: Unknown

Q: Identifier Type

A: Unknown

Q: Are you a current or former Employee, Officer, Partner, or Employee Director of any entity you are complaining about?

A: No

Q: Are you a current or former Non-Employee Director, Consultant, Contractor or Trustee of any entity you are complaining about?

A: No

Q: Firm Name

A: BANK OF AMERICA

Q: If the complaint is about an entity or person that has custody or control of your investments, have you had difficulty contacting that entity or person?

A: No

Which investment products are involved?

Q: Select the type of product involved in your complaint.

A: Other



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Q: Please select the category that best describes the security product.

A: Other

Q: For other, please provide more information.

A: they used real estate to cook the books and it was missed in the 2008 crash but they messed up with me and exposed themselves

About you

Submitter # 1

Q: Are you filing this tip under the SEC's whistleblower program?

A: Yes

Q: Are you an attorney filling out this form on behalf of an anonymous whistleblower client who is seeking an award?

A: No

Q: Title

A: Mr

Q: First Name

A: Jeremy

Q: Middle Name

A: Lee

Q: Last Name

A: Bass



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Q: Street Address

A: 1515 21st Ave.

Q: Zip / Postal Code

A: 83501-3926

Q: City

A: Lewiston

Q: State / Province

A: Idaho

Q: Country

A: USA

Q: Home Telephone

A: 2085499584

Q: Email Address

A: Quantum.J.L.Bass@RAWdeal.io

Q: What is the best way to reach you?

A: Email

Q: Are you represented by an attorney in connection with this matter, or would you like to provide your attorney's contact information?

A: No



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Q: Select the profession that best represents you.

A: Other

Q: For Other, please specify.

A: Programmer

Q: Have you reported the matter at issue in this submission to your supervisor, compliance office, whistleblower hotline, ombudsman, or any other available mechanism for reporting possible violations at any entity you are complaining about?

A: Yes

Q: If you answered "Yes," please provide details.

A: I have reported anywhere i can

Q: Were you retaliated against for reporting the matter at issue in this submission either internally at the entity or to a regulator?

A: No

Q: Has anyone taken steps to prevent you from reporting this violation to the SEC?

A: No

Q: Are documents or other information being submitted that could potentially identify the whistleblower?

A: Yes

Q: Identify with particularity any documents or other information in your submission that you believe could reasonably be expected to reveal your identity.

A: all of them. but it's ok, if they try again on my life i will just deal with it

Q: Does the whistleblower want to be eligible to apply for a whistleblower award?



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A: Yes

Q: 1. Are you, or were you at the time you acquired the original information you are submitting to us, a member, officer or employee of the Department of Justice; the Securities and Exchange Commission; the Comptroller of the Currency; the Board of Governors of the Federal Reserve System; the Federal Deposit Insurance Corporation; the Office of Thrift Supervision; the Public Company Accounting Oversight Board; any law enforcement organization; or any national securities exchange, registered securities association, registered clearing agency, or the Municipal Securities Rulemaking Board?

A: No

Q: 2. Are you, or were you at the time you acquired the original information you are submitting to us, a member, officer, or employee of a foreign government, any political subdivision, department, agency, or instrumentality of a foreign government, or any other foreign financial regulatory authority as that term is defined in Section 3(a)(52) of the Securities Exchange Act of 1934 (15 U.S.C. Section 78c(a)(52))?

A: No

Q: 3. Did you acquire the information being submitted to us through the performance of an engagement required under the federal securities laws by an independent public accountant?

A: No

Q: 4. Are you providing this information pursuant to a cooperation agreement with the SEC or another agency or organization?

A: No

Q: 5. Are you a spouse, parent, child, or sibling of a member or employee of the SEC, or do you reside in the same household as a member or employee of the SEC?

A: No

Q: 6. Have you or anyone representing you received any request, inquiry or demand that relates to the subject matter of your submission (i) from the SEC; (ii) in connection with an investigation, inspection or examination by the Public Company Accounting Oversight Board, or any self-regulatory organization; or (iii) in connection with an investigation by Congress, any other authority of the federal government, or a state Attorney General or securities regulatory authority?

A: No



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Q: 7. Are you currently a subject or target of a criminal investigation, or have you been convicted of a criminal violation, in connection with the information you are submitting to the SEC?

A: No

Q: 8. Did you acquire the information being provided to us from any person described in Questions 1 through 7?

A: No

Q: I declare under penalty of perjury under the laws of the United States that the information contained herein is true, correct and complete to the best of my knowledge, information, and belief. I fully understand that I may be subject to prosecution and ineligible for a whistleblower award if, in my submission of information, my other dealings with the SEC, or my dealings with another authority in connection with a related action, I knowingly and willfully make any false, fictitious, or fraudulent statements or representations, or use any false writing or document knowing that the writing or document contains any false, fictitious, or fraudulent statement or entry.

A: Agree



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Documents

Document Name	Document Type
letter to the Gs.pdf	application/pdf
local dev scare.pdf	application/pdf
2008-09-08-inst-760926-recording-of-deed-of-trust--exhibit-U.pdf	application/pdf
2009-10-16-inst-774964-recording-of-deed-of-trust--exhibit-T.pdf	application/pdf
2009-11-02-inst-775251-recording-of-substitution-of-trustee--exhibit-S.pdf	application/pdf
2009-11-02-inst-775252-recording-of-full-reconveyance--exhibit-R.pdf	application/pdf
2012-03-20-inst-799540-recording-of-assignment-of-deed-of-trust--exhibit-Q.pdf	application/pdf
Exhibit-AB--time-line-outline.pdf	application/pdf
Exhibit-AA--showing pattern.pdf	application/pdf



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expert-witness-report.pdf	application/pdf
AFFIDAVIT IN SUPPORT OF - LOAN EVENTS and DETAILS.pdf	application/pdf
AFFIDAVIT IN SUPPORT OF - Carrington interactions.pdf	application/pdf
Exhibit-AL--trans-to-countrywide-2008-10-01_Redacted.pdf	application/pdf
Exhibit-AO--BOA-trans-notice-2009-10-1_Redacted.pdf	application/pdf
Exhibit-AP--BOA-to-BAC-trans-notice-2009-10-3_Redacted.pdf	application/pdf
Exhibit-AQ--BAC-trans-notice-2009-12-1_Redacted.pdf	application/pdf
amended - complaint - 2023.pdf	application/pdf
Exhibit-AK--signature-review.pdf	application/pdf
Exhibit-AG--Carrington-found-to-be-misleading-and-other-violations-Final-Order-2022-11-17.pdf	application/pdf