

TAKEYOURHOMEBACK.COM LIST OF ROBO-SIGNERS

What is a robo-signer?

<http://www.youtube.com/watch?v=-SAXxaqPR7o>

Robo-signing refers to a variety of practices. It can mean a qualified executive in the mortgage industry signs a mortgage affidavit document without verifying the information. It can mean someone forges an executive's signature, or a lower-level employee signs his or her own name with a fake title. It can mean failing to comply with notary procedures. In all of these cases, robo-signing involves people signing documents and swearing to their accuracy without verifying any of the information. Robo-signers are also mortgage lending company employees who prepared and signed off on foreclosures without reviewing them, as the law requires. Jeffrey Stephan, the GMAC employee who was the first identified as a robo-signer, has acknowledged in sworn deposition that he prepared 400 such foreclosures a day. Furthermore, Ameriquest loan had been assigned to it "effective of" August 2005. The [document](#) was dated July 7, 2010, three years after [Ameriquest](#) had ceased to exist and was signed by Stephan, who was identified as a "Limited Signing Officer" for [Ameriquest Mortgage Company](#)

Linda Green - FEATURED ON 60 MINUTES

<http://www.cbsnews.com/video/watch/?id=7361572n&tag=contentMain;contentAux>

was an employee of **Lender Processing Services** in Alpharetta, GA. Green signed **several hundred thousand** Mortgage Assignments. There are many distinctly different versions of the Linda Green signature. So far, John O'Brien, Registrar in the [Registry of Deeds for just part of Essex County](#) has found 22 DIFFERENT versions of Linda Green signatures on paperwork from 33 DIFFERENT banks and mortgage companies. "My office is a crime scene," says John O'Brien. If one of those phony signatures is on your mortgage paperwork - it puts the ownership of your house in question. Green frequently signed Assignments to trusts several years after the closing dates of the trust. Green also signed as an officer of companies that had filed for bankruptcy or were no longer in existence. The discovery of robo-signers could simply be the tip of the iceberg. If so, more revelations could only increase the pressure on large banks. Their potential exposure to losses could skyrocket into the hundreds of billions in liability and fines from the regulatory agencies and law enforcement. So far, no individuals, lenders or paperwork processors have been charged with a crime over the robo-signed signatures found on documents last year. Critics such as April Charney, a Florida homeowner and defense lawyer, called the settlement a farce because no real punishment was meted out, making it easy for lenders and mortgage processors to continue the practice of robo-signing. "**Robo-signing is not even close to over**," says Curtis Hertel, the recorder of deeds in Ingham County, Mich., which includes Lansing. "It's still an epidemic."

Signers come and signers go, but the practices of banks and their servicers remain the same.

In Guilford County, N.C., the office that records deeds says it received 456 documents with suspect signatures from Oct. 1, 2010, through June 30. The documents, mortgage assignments and certificates of satisfaction, transfer loans from one bank to another or certify a loan has been paid off. Suspect signatures on the paperwork include 290 signed by Bryan Bly and 155 by Crystal Moore. In the mortgage investigations last fall, both admitted signing their names to mortgage documents without having read them. **Neither was charged with a crime.** It is a **federal crime** to sign someone else's name to a legal document. It is also illegal to sign your name to an affidavit if you have not verified the information you're swearing to. Both are punishable by prison.

What's the significance?

The signature of a qualified bank or mortgage official on these legal documents is supposed to guarantee that this information is accurate. The paper trail ensures a legal chain of title on a property and has been the backbone of U.S. property ownership for more than 300 years. The "robo-signing of affidavits and Assignments of Mortgage and all other mortgage foreclosure documents served to cover up the fact that loan servicers cannot demonstrate the facts required to conduct a lawful foreclosure. If it turns out that robo-signers did indeed sign off on loans without review, they committed **fraud** by claiming knowledge of a financial matter of which they had no personal knowledge. It could also mean that some people are wrongly being evicted from their houses.

From underwriting fraudulent mortgages; to shuffling it through the [mortgage securitization](#) chain without following proper legal procedures like the simple act of passing along paperwork; to concealing or doctoring basic facts when securitizing the mortgages and selling them to investors, [large lenders and their partners on Wall Street](#) could face hundreds of billions of dollars in losses by being forced to buy back faulty mortgages, some of which have already defaulted, from [misled investors](#).

[Investors bought mortgage-linked securities](#) with the promise that the underlying mortgages conformed to basic underwriting standards, and that proper procedures were followed in the chain of securitization and a tax-exempt status. Steep losses on those investments and the discovery of potentially fraudulent activity are pushing investors to force banks to buy them back.

With all of the press robo-signing has gotten, it is a bit surprising that everyone is having such a hard time concluding whether these practices effect non-judicial foreclosures.

The topic has not gotten the treatment it deserves, I will try to help. The following are by no means a complete list, but are the most clear LEGAL reasons (setting aside pure moral questions and the U.S. Constitution) that the Robo-Signer Controversy will entitle hundreds of thousands of homeowners wrongfully foreclosed and evicted to sue in non-judicial foreclosure states.

Briefly, Robo Signers are illegal because [fraud cannot be the basis of clear title, trustee's deeds](#) following Robo Signed sales are void as a matter of law, notarization is a recording requirement for many of the documents, which we also know was often botched, and most importantly because robo signed falsifications ARE meant for use in court, including unlawful detainers and bankruptcy matters.

[Clear Title May Not Derive From A Fraud](#) (including a bona fide purchaser for value).
In the case of a fraudulent transaction the law is well settled.

Numerous authorities have established the rule that an instrument wholly void, such as an undelivered deed, a forged instrument, or a deed in blank, cannot be made the foundation of a good title, even under the equitable doctrine of bona fide purchase. Consequently, the fact that purchaser acted in good faith in dealing with persons who apparently held legal title, is not in itself sufficient basis for relief.

It is the general rule that courts have power to vacate a foreclosure sale where there has been fraud in the procurement of the foreclosure decree or where the sale has been improperly, unfairly or unlawfully conducted, or is tainted by fraud, or where there has been such a mistake that to allow it to stand would be inequitable to purchaser and parties.

Hence, if forged Robo Signed signatures are used to obtain the foreclosure, it CERTAINLY makes a difference in non-judicial foreclosure states as well as judicial states.

Any apparent sale based on Robo Signed documents is void - without any legal effect - like Monopoly Money.

In turn, the law requires that the beneficiary execute and notarize and record a substitution for a valid substitution of trustee to take effect. Thus, if the [Assignment of Deed of Trust/ Mortgage](#) is robo-signed, the sale is void. If the substitution of trustee is robo-signed, the sale is void. If the Notice of Default is Robo-Signed, the sale is void. Robo-signing is illegal in all 50 states, hence all 50 Attorney General's became involved in this scheme.

These documents are not recordable without good notarization. The reason these documents are notarized in the first place is because otherwise they will not be accepted by the County recorder. Moreover, a notary who helps commit real estate fraud is liable.

Once the document is recorded, however, it is entitled to a "presumption of validity", which is what spurned the falsification trend in the first place. Therefore, the notarization of a false signature not only constitutes fraud, but is every bit intended as part of a larger conspiracy to commit fraud on the court.

The documents are intended for court proceedings. A necessary purpose for these documents, AFTER the non judicial foreclosure, is the eviction of the rightful owners afterward. While the foreclosures are non-judicial, evictions afterwards still are conducted in court, although the process moves quickly and is mostly a "rubber stamping" by skeptical judges. However, as demonstrated below, once these documents make it into court, the bank officers and lawyers become guilty of FELONIES:

[The Doctrine of Unclean Hands](#) provides: plaintiff's misconduct in the matter before the court makes his hands "unclean" and he may not hold with them the pristine remedy of injunctive relief. The unclean hands rule requires that the Plaintiff not cheat, and behave fairly. The plaintiff must come into court with clean hands, and keep them clean, or he or she will be denied relief, regardless of the merits of the claim. Whether the doctrine applies is a question of fact.

Robo Signed Documents Are Intended for Use in Bankruptcy Court Matters. One majorly overlooked facet is the extremely active bankruptcy court proceedings, where, just as in judicial foreclosure states, the banks must prove "standing" to proceed with a foreclosure. If they are not signed by persons with the requisite knowledge, affidavits submitted in bankruptcy court proceedings such as objections to a plan and Relief from Stays are perjured. The documents in support are often falsified evidence.

Conclusion:

Verified eviction complaints, perjured motions for summary judgment, and all other eviction paperwork after robo signed non judicial foreclosures are illegal and void. The paperwork itself is void. The sale is void. But the only way to clean up the hundreds of thousands of effected titles is through litigation, because even now the banks will simply not do the right thing. And that's why robo signers count in non-judicial foreclosure states. Victims of robosigners in may seek declaratory relief and damages, an injunction and attorney's fees for Unfair Business practices, as well as claims for slander of title; abuse of process, civil theft, and variety of other civil remedies.

Final words: the "Robo" actions are just the tip of the iceberg but the "Robo" actions allowed part of the iceberg to be seen.

For the complete Congressional Written Report go to : www.foreclosureself-defense.com/downloads/Congressional_Foreclosure_Report.pdf

AFFIDAVIT IN ADMISSION OF FALSE DOCUMENTS FILED BY FLORIDA DEFAULT LAW GROUP: www.frauddigest.com/indictments/37452927-FDLG-Admits-to-Violation-of-Professional-Conduct-Code-Jeffrey-Stephan-Affidavits.pdf

TOP INDICATORS/SIGNS YOU PROBABLY HAVE A FALSE DOCUMENTS AND A VICTIM OF FORECLOSURE FRAUD

1. Any document signed by an officer of **MERS**. MERS states at www.mersinc.org that: Employees of the servicer will be certifying officers of MERS. This means they are authorized to sign any necessary documents as an officer of MERS. The certifying officer is granted this power by a corporate resolution from MERS. In other words, the same individual that signs the documents for the servicer will continue to sign the documents, but now as an officer of **MERS**. MERS Consent to Cease and Desist Order by the Comptroller of the Currency (OCC)
<http://www.scribd.com/doc/52972728/MERS-AND-MERSCORP-AGREE-TO-A-CEASE-AND-DESIST-ORDER-OCC-INVOLVED-4-13-2011>
2. (SEE <http://takeyourhomeback.com/?p=405>)
3. The signor of the document states that they are acting “solely as nominee” for some other party.
4. The document was notarized in [Dakota County](#), Minnesota
5. The document was notarized in [Hinnepin County](#), Minnesota
6. The document was notarized in [Duval County](#), Florida
7. The document was notarized in [Palm Beach County](#), Florida
8. The document was notarized in [Pinellas County](#) Florida
9. The document was notarized in [San Diego County](#), CA
10. The document was notarized in [Fulton County](#), GA
11. The document was notarized in [Polk County](#), IA
12. The document was notarized in [Travis County](#), Texas
13. The document was notarized in [Harris County](#), Texas
14. The document was notarized in [Salt Lake County](#), Utah
15. The document was execute the same day it was filed with the Court
16. The party who signed the document executed it as “an authorized agent” for the servicer or the Plaintiff.
17. The party who signed the document executed it as “an attorney in fact” for the servicer or the Plaintiff.

18. The name of the signing party is stamped on the documents in block letters.
19. The name of the servicer or Plaintiff is stamped on the document in block letters.
20. The document appears to be a standard form with “fill-in-the-blanks” for the names of the signors and entities.
21. The paragraph numbers are not consistent (for example the first page may end with paragraph 7 and the second page may start with paragraph 10)
22. The party who signed the document and the notary are the same person.
23. You cannot read the signature of the signor and the name is not printed out on the document. (some people refer to these a “squiggle marks”) The bottom line is you cannot decipher any name or word on the document.
24. The signature on the document consists of one loop in the shape of an “S” or something that looks like an “8”.
25. The date of the signature and the date of the notarization are not the same.
26. The same “officer” or Vice President” of a mortgage company or lender is also the “Vice President” or “officer” of [many other entities or lenders](#) in the chain of assignments or endorsements.
27. The same “officer” or “ Vice President” of a lender signing the documents is located in various cities throughout the United States.
28. The document includes numerous pre-stamped names and signatures.
29. The document includes a second page or last page notarization that does not conform in type font, style, format, texture, age, from the primary pages of the document.
30. Backdating effective dates on assignments.
31. Signatures of officers are dated years after an entity has been out of business, merged with another company or filed for bankruptcy.
32. The party who signed the document executed it as a representative of the servicer.
33. The notary failed to attach a notarial seal.
34. The notary failed to sign the notarization.
35. The name of the party appearing before the notary is blank.
36. The name of the party appearing before the notary is block stamped.
37. The endorsement is not at the foot of the note, but on a separate page or [allonge](#) to the note. (if there is room at the foot of the note, the endorsement must appear there. An allonge may only be used if there is insufficient room at the foot of the note for the endorsement)
38. The document purports to assign the mortgage or the deed of trust from the originator directly to the trust.
39. The document that purports to assign the mortgage of deed of trust to the Trust is dated BEFORE the Trust was registered with the [SEC](#).
40. 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](#).

41. The origination date on the mortgage note is not within the origination and cut-off dates provided for by the terms of the Pooling and Servicing Agreement.
42. The mortgage note is assigned rather than endorsed from Party "A" to Party "B" or from any party to another party or entity.
43. The mortgage note is endorsed from the originator to the securitized Trust.
44. The mortgage note is endorsed from the originator to the current mortgage servicer.
45. The mortgage note is endorsed from the originator to the depositor for the securitized trust.
46. The affidavit is a "Lost Note Affidavit" filed by the mortgage servicer.
47. The affidavit is a "Lost Note Affidavit" filed by the Trustee for the securitized Trust and claims they never received the original Note. (You can only file a lost note affidavit under the UCC if you possessed the Note before it was lost)
48. The assignment of mortgage or deed of trust was filed or signed after the filing of the bankruptcy case.
49. The assignment of mortgage or deed of trust was filed or signed after the foreclosure proceeding began/was filed.
50. The assignment of mortgage or deed of trust was filed or signed after the filing of the Motion for Relief from Stay in Bankruptcy Court.
51. The affidavit was signed by an employee [MR Default Servicers](#) or has the MR Default Servicers information on the document as an identification number.
52. The affidavit was signed by an employee [Promiss Solutions](#) or has the [Promiss Solutions](#) information on the document as an identification number.
53. The affidavit was signed by an employee [NDEx Technologies, LLC](#) or has the NDEx information on the document as an identification number.
54. The affidavit was signed by the same attorney that signed the foreclosure complaint.
55. The affidavit was filed by an employee of the attorney that filed the foreclosure complaint.
56. The documents are clearly two photocopies of the same document with different information filled in regarding the names of the assignor and assignee.
57. The Note is stamped with the following: "Certified True Copy".
58. The signature of the Vice President states that they are a Vice President of Lehman Brother Holding Company, but the printed or stamped name on the document is [Lehman Brothers Bank, FSB](#).
59. The document is signed by a "Bank Officer" without any designation of the office/position held.
60. The affidavit is signed by the "designated agent" of any entity or party.
61. The affidavit includes one or more bar codes. (Similar to the bar codes you see on items at the grocery store, etc.)
62. Any document signed by an individual who states that they are the "legal coordinator" for any entity involved in the lawsuit or chain of custody.

63. The return address on the Assignment or affidavit is to a third party provider, such as Financial Dimensions, Inc, FANDO or FNFS.
64. The transferor and the transferee have the exact same physical address including the same street and/or P.O. box numbers.
65. The document bears the image: "This is not a certified copy"
66. The document refers to a Power of Attorney, but no such document is attached or filed and recorded.

UPDATED LIST OF ROBO SIGNERS*

Afzal, Ahmad - Amad Afzal robo notary signatures do not match

http://www.whatsignature.com/files/Afzal_Ahmad.pdf

http://api.ning.com/files/ypGg24XP4*uOvJ4D48Nq1Oq0942TOfQcqYnGzABL3sFQG1IGOd22QjTPyKjwZ*3cYyLY9uL2ceqqLQnuEUsKB6-CqCYzYnDE/NotarycertificationforAhmadAfzal.pdf

Al-Hammadi, Wendy -WENDY AL-HAMMADI a.k.a. Wendy Al-Hammadi Albertson frequently notarizes the signature of John Herman Kennerty of America's Servicing Company in Ft. Mill, SC.

Allen, Christina - Christina ALLEN is an employee of **Lender Processing Services** in Mendota Heights, Dakota County, MN. She signs Mortgage Assignments as an officer of MERS, servicing companies, and lenders. Allen often signs these Assignments to trusts years after the closing date of the trusts. Allen frequently signs Assignments for mortgage companies that filed for bankruptcy years before the effective date of the Assignment. Deutsche Bank National Trust Company is one of the banks that frequently uses Assignments signed by Christina Allen to foreclose. Christina Allen has signed Mortgage Assignments using the following titles:

- Asst. Vice President, Deutsche Bank Trust Company Americas f/k/a Banker's Trust Co., as Trustee & Custodian Saxon Mortgage, Inc., Saxon Mortgage Services, Inc., as attorney-in-fact;
- Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for First NLC Financial Services, LLC;
- Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Homeowner's Friend Mortgage Co., Inc., and
- Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for NovaStar Mortgage, Inc. See foreclosureblues.wordpress.com/2010/10/04/the-dirty-dozen-banks-most-responsible-for-foreclosure-fraud/ stopforeclosurefraud.com/2010/03/12/topako-love-laura-hescott-christina-allen-eric-tate-officers-of-way-way-too-many-banks-part-deux-the-twilight-zone/pippinghole.blogspot.com/2010/12/robo-signers-signors-names-revealed.html

Allen, Greg - Greg ALLEN is an employee of **Lender Processing Services** in Mendota Heights, Dakota County, MN. He signs Mortgage Assignments as an officer of MERS, servicing companies, and lenders. Allen often signs these Assignments to trusts years after the closing date of the trusts. Allen frequently signs Assignments for mortgage companies that filed for bankruptcy years before the effective date of the Assignment. Deutsche Bank National Trust Company is one of the banks that frequently uses Assignments signed by Greg Allen to foreclose. Greg Allen has signed Mortgage Assignments using the following titles:

- Vice President, Mortgage Electronic Registration Systems, as nominee for American Home Mortgage Acceptance, Inc.;
- Vice President, Mortgage Electronic Registration Systems, as nominee for Bayrock Mortgage Corp.;
- Vice President, Mortgage Electronic Registration Systems, as nominee for CTX Mortgage Co., LLC;
- Vice President, Mortgage Electronic Registration Systems, as nominee for EMC Mortgage Corp.;
- Vice President, Mortgage Electronic Registration Systems, as nominee for EQ Financial, Inc.;
- Vice President, Mortgage Electronic Registration Systems, as nominee for First Guaranty Mortgage Corp.;
- Vice President, Mortgage Electronic Registration Systems, as nominee for Franklin Financial;
- Vice President, Mortgage Electronic Registration Systems, as nominee for Maitland Mortgage Lending Company;
- Vice President, Mortgage Electronic Registration Systems, as nominee for Mortgage Network, Inc.;
- Vice President, Mortgage Electronic Registration Systems, as nominee for PMC Lending; and
- Vice President, Mortgage Electronic Registration Systems, as nominee for Valley Bank.

SEE Greg Allen's full deposition - stopforeclosurefraud.com/2010/12/18/full-deposition-transcript-of-lps-greg-allen-mers-is-alive/ www.whatsignature.com/files/Allen_Greg.1.pdf, www.whatsignature.com/files/Allen_Greg2.1.pdf, www.whatsignature.com/files/Allen_Greg2.2.pdf, www.whatsignature.com/files/Allen_Greg.3.pdf, www.whatsignature.com/files/Allen_Greg.4.pdf, www.whatsignature.com/files/Allen_Greg.5.pdf, www.whatsignature.com/files/Allotey_Liquenda.5.pdf www.whatsignature.com/files/Cody_John.pdf

Allen, Victoria Marie- Victoria Marie Allen- Notary Public and as an employee of McCalla Raymer-

www.operationrest.org/GAClassActionwww.operationrest.org/xSites/Agents/OperationRestorationInc/Content/UploadedFiles/ClassActionLawSuit.pdf

Allinson, Lisa- Lisa Allinson is a robo signer for Bank of America

Allotey, Liquenda- LIQUENDA ALLOTEY is an employee of **Lender Processing Services** in Mendota Heights, Dakota County, MN. He signs Mortgage Assignments as an officer of MERS, servicing companies, and lenders. Allotey often signs these Assignments to trusts years after the closing date of the trusts. Allotey frequently signs Assignments for mortgage companies that filed for bankruptcy years before the effective date of the Assignment. Deutsche Bank National Trust Company is one of the banks that frequently uses Assignments signed by Allotey to foreclose. Allotey has used the following job titles on Mortgage Assignments:

- Vice President, Mortgage Electronic Registration Systems, Inc.; Vice President, Mortgage Electronic Registration Systems, as nominee for American Home Mortgage Acceptance, Inc.; Vice President, Mortgage Electronic Registration Systems, as nominee for CTX Mortgage Co., LLC; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Encore Credit Corp., d/b/a ECC Credit Corporation of Florida; Vice President, Mortgage Electronic Registration Systems, as nominee for Entrust Mortgage, Inc.; Vice President, Mortgage Electronic Registration Systems, as nominee for EquiFirst Corp.; Vice President, Mortgage Electronic Registration Systems, as nominee for First Guaranty Mortgage Corp.; Vice President, Mortgage Electronic Registration Systems, as nominee for First Residential Mortgage Services Corp.; Vice President, Mortgage Electronic Registration Systems, as nominee for Greenpoint Mortgage Funding, Inc.; Vice President, Mortgage Electronic Registration Systems, as nominee for Lending First Mortgage; Vice President, Mortgage Electronic Registration Systems, as nominee for Market Street Mortgage; Vice President, Mortgage Electronic Registration Systems, as nominee for Meritage Mortgage Corp.; Vice President, Mortgage Electronic Registration Systems, as nominee for Southstar Funding, LLC; Attorney-in-Fact, JP Morgan Chase Bank National Association as successor in interest to Washington Mutual Bank; and
- 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_-_First_Financail_Equities.GIF,
www.whatsignature.com/files/Allotey_Liquenda.2.pdf, www.whatsignature.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.pdfwww.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>

AMERICAN HOME MORTGAGE SERVICING, INC. Jacksonville, Florida)

<http://www.scribd.com/doc/61103865/July-2011-Who-s-Robosigning-Now-The-Latest-Newcomers>

Christine Alday

Elizabeth Boulton

Andrew Fuerstenbeger

Michelle Halyard

Tonya Hopkins

Joseph Kaminski

Kasea Matthews

Harold Nord, III

Yvette Washington

AMERICAN HOME MORTGAGE SERVICING, INC. (Coppell, TX)- Has been defunct since August 2009 and assets liquidated in U.S. Bankruptcy Court, Delaware, Case # 07-11050

<http://dm.epiq11.com/AHM/Project/default.aspx>

<http://livinglies.wordpress.com/2010/04/06/ahmsi-american-home-mortgage-servicing-inc-purchased-substantially-all-of-option-one-mortgage/>

[http://delawarebankruptcy.foxrothschild.com/uploads/file/American%20Home%20Mortgage\(2\).pdf](http://delawarebankruptcy.foxrothschild.com/uploads/file/American%20Home%20Mortgage(2).pdf)

<http://www.reuters.com/article/2007/08/08/us-americanhome-bankruptcy-court-idUSWEN023420070808>

http://en.wikipedia.org/wiki/American_Home_Mortgage

http://www.usatoday.com/money/economy/housing/2007-08-06-american-home-mortgage-bankruptcy_N.htm

<http://www.davispolk.com/files/uploads/Insolvency//AHM.pdf>

<http://bankruptcy.morrisjames.com/2007/08/articles/news/american-home-mortgage-files-bankruptcy-in-delaware/>

http://bankrupt.com/periodicals/tcr/AMERICAN%20HOME_%20Case%20Summary%20&%2039%20Largest%20Unsecured%20Creditors.pdf

http://www.deb.uscourts.gov/Opinions/2009/css031309_07-11047.pdf

<http://www.foreclosuredefenseblog.com/2010/09/screwed-by-american-home-mortg.html>

ROBO SIGNERS FOR AMERICA'S SERVICING COMPANY (Fort Mill, York County, SC)

Al-Hammadi, Wendy Albertson

Allen, Alisha

Antonelli, Anita

Blanton, Marissa

Brown, China

Carrico, Heather

Clark, Natasha

Cortinez, RoseAna

Cureton, Nikki

Evans, Carolyn

Finley, Amanda

Garcia, Camille

Herndon, Barrett

Johnson, Geraldine

Kennerty, Herman John

Klawer, Kelly

Layton, Derick

Lucas, LaNika

Lundberg, Camille

Mathis, Elizabeth

Payne, Jennifer

Rhyne, Lisa

Rivard, Amy

Rivers, Christel

Ruff, Kelly

Santos, Monique

Williams, Yolanda

Anderson, Christine- Christine Anderson- employee of Lenders Processing Services, Dakota County, MN has signed Mortgage Assignments using the following titles:

- Vice President, Mortgage Electronic Registration Systems, Inc. Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for American Home Mortgage Acceptance; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Encore Credit Corp., d/b/a ECC Credit Corp. of FL; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Entrust Mortgage, Inc.; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Franklin Financial; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Greenpoint Mortgage Funding, Inc.; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for Maitland Mortgage Lending Company; Vice President, Mortgage Electronic Registration Systems, Inc., as nominee for New South Federal Savings Bank, Its Successors and/or Assigns; and Attorney-in-Fact, JP Morgan Chase Bank National Association as successor in interest to Washington Mutual Bank

Anderson, Diana - Diana Anderson as Assistant Secretary or Vice President Union Planters Bank

http://whatsignature.com/files/Anderson_Diana.pdf

<http://205.166.161.12/oncoreV2/showdetails.aspx?id=13067058&rn=65&pi=6&ref=search>

Anderson, Scott - SCOTT ANDERSON is a Vice President and employee of **Ocwen Loan Servicing, LLC** in West Palm Beach, FL. Assignments signed by Anderson are used in foreclosure cases including those involving NovaStar Mortgage trusts and Renaissance Home Equity trusts. These Assignments are often prepared, signed and filed years after the closing date of the trust. Deutsche Bank Trust Company Americas and HSBC Bank are frequently the trustee that forecloses using these Assignments. Anderson's Assignments are often witnessed by Laura Buxton and Jonathan Burgess and often notarized by Elsie Ramirez. Anderson's signature often varies significantly and he MAY HAVE authorized or delegated others to sign his name. His signing activities are discussed in [HSBC Bank, N.A. v. Cherry](#), 2007 NY Slip Op 52378 (U), 18 Misc 3d 1102 (A). Anderson has used the following job titles:

- Vice President, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Delta Funding Corporation;
 - Vice President, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Equifirst Corporation;
 - Vice President, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fidelity Mortgage, a division of Delta Funding Corporation;
 - Vice President, American Home Mortgage Servicing as successor-in interest to Option One Mortgage Corporation;
 - Senior Vice President, People's Choice Home Loan, Inc., By Its Attorney-In-Fact, Ocwen Federal Bank, FSB;
 - Senior Vice President, New Century Mortgage Corporation By Its Attorney-In-Fact, Ocwen Loan Servicing, LLC;
 - Senior Vice President, Ocwen Loan Servicing, LLC;
 - Senior Vice President of Residential Loan Servicing, First NLC Financial Services, LLC, By Its Attorney-In-Fact Ocwen Loan Servicing, LLC;
-
- Vice President, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.
-
- Vice President, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Taylor Bean & Whitaker Mortgage Corp.
 - Vice President, Mortgage Electronic Registration Systems, acting solely as nominee for Novastar Mortgage, Inc.;
 - Vice President, Mortgage Electronic Registration Systems, acting solely as nominee for Ownit Mortgage Solutions, Inc.

http://blog.bluestonelawfirm.com/legal-malpractice-news-robo-signers-and-legal-malpractice.html?utm_source=twitterfeed&utm_medium=twitter

<http://4closurefraud.org/2010/05/24/take-a-look-at-these-two-assignments-not-only-scott-anderson-forgery-notary-fraudforgery-from-ocwen/>

<http://pippinghole.blogspot.com/2010/12/robo-signers-signors-names-revealed.html>
http://www.frauddigest.com/indictments/nv_978_16592874_img.pdf.pdf,
http://www.frauddigest.com/indictments/nv_363_16824558_img.pdf,
http://www.frauddigest.com/indictments/nv_625_17027721_img.pdf.pdf,
http://www.frauddigest.com/indictments/nv_646_17433704_img.pdf.pdf,
http://www.frauddigest.com/indictments/nv_52_17505354_img.pdf.pdf

Antonelli, Anita- ANITA ANTONELLI is an employee of **America's Servicing Company** in Fort Mill, South Carolina. Antonelli has signed Mortgage Assignments as Vice President of Loan Documentation for Wells Fargo Bank, N.A. Antonelli's signature is often notarized by Lisa Rhyme. Antonelli has also signed as Assistant Secretary, Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Network, Inc. and as nominee for American Home Mortgage, and as nominee for Loancity, and as nominee for Market Street Mortgage Corp., and as nominee for CTX Mortgage Co., LLC, and as nominee for Myers Park Mortgage, Inc., and as nominee for DHI Mortgage Co., LTD., and as nominee for Hilton Head Mortgage, Inc. Many of the Assignments signed by Antonelli were prepared by the South Carolina law firm **Rogers, Townsend & Thomas, P.C.**

Arango, Patricia - PATRICIA ARANGO a/k.a. Patricia A. Arango is an attorney in the **Law Offices of Marshall Watson.**(SEE FLORIDA BAR SITE)

<http://www.floridabar.org/names.nsf/0/748312A1C7B2E95885256A8400050EA2?OpenDocument> Arango signs Mortgage Assignments as an officer of MERS, without disclosing she is a Watson employee. Arango signs as an officer of many different mortgage companies and servicers. Full deposition of Arango is included Many of the Assignments signed by Arango are for Assignments to trusts years after the closing date of the trusts. Some of the titles used by Patricia Arango include the following:

- Asst. Secretary, MERS as a nominee for American Brokers Conduit;
- Asst. Secretary, MERS as a nominee for America's Wholesale Lender;
- Asst. Secretary, MERS as a nominee for BNC Mortgage, Inc.;

- Asst. Secretary, MERS as a nominee for Countrywide Bank, FSB;
 - Asst. Secretary, MERS as a nominee for Countrywide Home Loans, Inc.;
 - Asst. Secretary, MERS as a nominee for CTX Mortgage Company, LLC;
 - Asst. Secretary, MERS as a nominee for Decision One Mortgage Company;
 - Asst. Secretary, MERS as a nominee for Flagstar Bank, FSB;
 - Asst. Secretary, MERS as a nominee for Gateway Funding Diversified Mortgage Services, LP;
 - Asst. Secretary, MERS acting solely as a nominee for Home Capital, Inc. d/b/a Loan America, Inc.;
 - Asst. Secretary, MERS as a nominee for Interstate Home Loan Center, Inc.;

- Asst. Secretary, MERS as a nominee for Ivanhoe Financial, Inc.;
- Asst. Secretary, MERS as a nominee for MFC Mortgage, Inc.;
- Asst. Secretary, MERS as a nominee for Quicken Loans, Inc.; and

Asst. Secretary, MERS as a nominee for Suntrust Mortgage, Inc. see-
takeyourhomeback.com/?p=230

4closurefraud.org/2011/01/12/bam-full-deposition-of-patricia-arango-of-marshall-c-watson-arangos-testimony-contradicts-congressional-testimony-of-merscorp-president/my.firedoglake.com/cindykouril/2010/04/19/the-story-of-the-law-firm-that-built-its-own-evidence-for-foreclosures/

Arnold, David- David Arnold is an employee of JP Morgan Chase in Jacksonville, Duval County, Florida. He has signed Mortgage Assignments as Vice President of JP Morgan Chase Bank. He also signs as J.P. Morgan Chase Bank, N.A., successor in interest from the FDIC, as receiver for Washington Mutual Bank, f/k/a Washington Mutual Bank, F.A. On many Mortgage Assignments, however, Arnold signs as a MERS officer to assign mortgage TO JP Morgan Chase, without disclosing he is actually working FOR JP Morgan Chase. Arnold's name often appears on Mortgage Assignments to securitized trusts where the Assignment is supposedly being made many years after the closing date of the trusts.

Arnold, R.K. - R.K. Arnold is the former [CEO of MERSCORP and Mortgage Electronic Registration Systems](#), Inc. Deposition of R.K. Arnold taken at the American Association for Justice, Washington, D.C. on September 25, 2009. See stopforeclosurefraud.com/wp-content/uploads/2010/09/MERS-DEPO-OF-CEO-RK-Arnold-2009.pdf

ROBO SIGNERS OF AURORA LOAN SERVICES (Scottsbluff, NE) Aurora failed to prove ownership of the Note: <http://livinglies.wordpress.com/2011/03/25/wisconsin-appeals-ct-aurora-is-not-owner-of-note-trial-court-reversed/>

Jan Walsh- <http://www.scribd.com/doc/61103865/July-2011-Who-s-Robosigning-Now-The-Latest-Newcomers>

Backus, Deborah

Rein, Joann

ROBO SIGNERS OF Aurora Loan Services, Littleton, Colorado:
 signed mortgage assignments to trusts as officers of MERS and many lenders:

Backus, Deborah

Lang, Lucy

Lindhorst, Susan

Rein, Joann

Schultz, Theodore B.

Notaries – notarized mortgage assignments to trusts:

Dietz, Darline

Guerrero, Irene

Rein, Joann

NEW ROBO SIGNERS AT BAC Home Loan Servicing in Simi Valley, California:
<http://www.scribd.com/doc/61103865/July-2011-Who-s-Robosigning-Now-The-Latest-Newcomers>

Malik Basurto- <http://www.free-press-release.com/news-bank-of-america-files-a-new-robo-signed-assignment-of-mortgage-on-florida-couple-suing-bank-of-america-for-racketeering-1313011461.html>

Nichole Clavadetscher

Youda Crain

Mercedes Judilla

Srbui Muradyan

Swarupa Slee

Bachman, Micall_a.k.a. Michelle Bachman- Micall Bachman signing as V.P. of Argent Mortgage, Collin County, TX-

www.huffingtonpost.com/2010/12/10/robo-signers-threaten-foreclosure-lawyers_n_795291.html

[www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-](http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List)

Listwashingtonexaminer.com/nep/2010/11/robo-signing-mers-issues-create-new-concerns-foreclosure-buyers

Bank of America's List of Robo-Signers- Bank of America “hinders Federal investigation-
SEE http://www.huffingtonpost.com/2011/06/13/bank-of-america-significantly-hindered-federal-investigation_n_876408.html?ref=fb&src=sp#sb=806133,b=facebook

Carrie Erbe- Senior Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Catherine M. Gorlewski- Senior Vice President Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Jeanette Grodsky- Senior Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Suzanne M. Haumesser - Senior Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Cynthia A. Mach- Senior Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Mark Acosta – Senior Vice-President- of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Brandon Sciumbato- Senior Vice-President- of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans - <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

John S. Smith- Senior Vice-President- of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans - <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

David P. Sunlin - Senior Vice-President- of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans - <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Christine Albert - Vice-President- of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Lisa Allinson - Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Micall Bachman- Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Lance Bell -Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>

Donald R. Clark - Vice President of Bank of America / BAC GP, LLC / BAC Home Loans LP formerly Countrywide Home Loans <http://www.scribd.com/doc/40927249/Bank-Of-America-Robo-signer-List>