US FORECLOSURE RELIEF CORP., a corporation, also d/b/a U.S. Foreclosure Relief, Inc., Lighthouse Services, and California Foreclosure Specialists, H.E. SERVICING, INC., a E RELIEF 

to entry of this Judgment without trial or adjudication of any issue of law or fact herein and have agreed that entry of thudgment in the docket by the Court will constitute notice to Defendants of the sand conditions of the Judgment. Defendants waive service of the First Amended Complaint.

### **FINDINGS**

By stipulation of the parties and being advised of the premises, the Court finds:

- 1. This is an action by the FTC, People of the State of California, and the State of Missouri instituted under Sections 5 and 13(b) of the FTC Act, 15 U.S. C. §§ 45 and 53(b); various provisions of the Tearketing Sales Rule ("TSR"), 16 C.F.R. Part 310; §§ 17200 et seq. and 17500 et seq. of the California Business and Professions Code; and §§ 407.020 407.935 to 407.943 of the Missouri Merchandising Practices Act, §§ 407.0200 407.935-407.943 Mo. Rev. Stat. The Amended Complaint seeks both permanejournictive relief and consumer redress for Defendants' alleged deceptive acts or præstiin connection with the marketing and sale of mortgage loan modification of foreclosure relief services.
- 2. Plaintiff FTC has the authority under Sections 13(b) and 19 of the FTC Act, 15 U.S.C. §§ 53(b) and 57b, and Thedemarketing and Consumer Fraud Abuse Prevention Act ("Telemarketing Act"),

- 4. Plaintiff the State of Missouri, by and through its Attorney General Chris Koster, has authority under Section 407.100 of the Missouri Merchandising Practices Act to seek the relief it has requested.
- 5. This Court has jurisdiction over the subject matter of this case and has jurisdiction over Defendants. Venue in the trial District of California is proper.
- 6. The activities of Defendants, aleged in the Complaint, are in or affecting commerce, as defined incsion 4 of the FTC Act, 15 U.S.C. § 44.
- 7. The parties stipulate and agree to entry of this Judgment, without thial or final adjudication of any issue of fact law, to settle and resolve all matters in dispute arising from the conduct alleged in Complaint to the date of entry of this Judgment. This settlement does not settle resolve any matters not alleged in the Complaint. Defendants do not admit aufythe allegations set forth in the Complaint, other than the jurisdiction alots, merely by stipulating and agreeing to the entry of this Judgment.
- 8. Defendants waive all rights to seek judicial review or otherwise challenge or contest the validity of this dgment. Defendants also waive any claim that they may have held under the Equacess to Justice Act, 28 U.S.C. § 2412, concerning the prosecution of this action the date of this Judgment. Each settling party shall bear its own costs and attorneys fees.
- Defendants waive any claim that thmay hold against the Permanent Receiver, his employees, resentatives, or agents.
  - 10. This action and the relief awarded he

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#### **DEFINITIONS**

For purposes of this Judgment, the follow <u>megfinitions</u> shall apply:

- 1. "Assets' means any legal or equitable interest in, right to, or claim to, any real or personal property, includi without limitation, chattels, goods, instruments, equipment, fixtures, gerleintangibles, leaseholds, mail or other deliveries, inventory, checks, notes, acceuntedits, contracts, receivables, shares of stock, and all cash, wherever located.
- 2. "Assisting others" includes, but is not limited to, providing any of the following goods or services to anothersen: (A) performing customer service functions, including, but not limited to, receiving or responding to consumer complaints; (B) formulating or providig, or arranging for the formulation or provision of, any telephone sales scriptary other marketing material, including but not limited to, the text of any Internet website, email, or other electronic communication; (C) providing names of, assisting in the generation of, potential customers; (D) performing marketing siees of any kind; (E) providing legal services; or (F) acting or serving as an ownefficer, director, manager, or principal of any entity.
- 3. "Charitable contribution" means any donation or gift of money or any other thing of value.
- 4. "Credit" means the right granted by a creditor to a debtor to defer payment of debt or to incurrent and defer its payment.
- 5. "Debt relief good or servicë means any good, service, plan, or program, including debt management plades t settlement, debt negotiation, and for-profit credit counseling, represented pressly or by implication, to renegotiate, settle, or in any way alter the terms of preymnor other terms of the debt between a consumer and one or more unsecured creditors, servicers, or debt collectors, including but not limited to, a reduction in the lance, interest rate, or fees owed by a consumer to an unsecured credits ervicer, or debt collector.

"Defendants" means all of the Individual Defendants and the Corporate 6. Defendants, individually, collectivel or in any combination. Corporate 

renegotiate, settle, or in annual alter the terms of payment or other terms of the debt between a consumer and one or more selectors, servicers, or debt collectors.

10. "Federal homeowner relief or financial stability program" means any program (including its sponsoring eaglies, telephone numbers, and Internet websites) operated or endorsed by the Unsteates government to provide relief to

loan or advance of funds that is conrected to the consumer's home ownership; (H) avoid or ameliorate the impairment of the sumer's credit record, credit history, br credit rating that is connected to the consumer's home ownership; (I) save the consumer's residence from foreclosure; assist the consumer in obtaining proceeds from the foreclosure sale of the consummersidence; (K) obtain or arrange a pre-foreclosure sale, short sale, or direction of foreclosure of a consumer's residence; (L) obtain or arrange a refinancirecapitalization, or reinstatement of a residential loan, deed of trust, or rtggage; (M) audit or examine a consumer's mortgage or home loan application; or other description of the descrip arrange any extension of the period withinich the renter of residential property sold at foreclosure may continue to occupy the property. The foregoing shall include any manner of claimed assistance, including, but not limited to, debt, credit, budget, or financial counseling; receiving money for the purpose of distributing it to creditors; contacting creditors or servicers on behalf of the consumer; giving advice of any kind with respect to filing forankruptcy; and any services delineated in California Civil Code Section 2945.1(a).

- 13. "National Do Not Call Registry" means the National Do Not Call Registry, which is the "do-not-call" regiry maintained by the Commission pursuant to 16 C.F.R. § 310.4(b)(1)(iii)(B).
- 14. "Outbound telephone call means a telephone call initiated by a telemarketer to induce the purchase of goodservices or to solicit a charitable contribution.
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State of California; and the State of Missouri, by and through its Attorney General Chris Koster. "Receiver" or " 17. 

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27 28 included in the same catalog which promptted customer's call or in a substantially similar catalog.

"Telemarketing Sales Rulë or "Rule" means the FTC Rule entitled 22. "Telemarketing Sales Rule," 16 C.F.R. § 3a@ached hereto as Appendix A or as may be hereafter amended

## TERMS OF FINAL JUDGMENT

# BAN ON MORTGAGE LOAN MODIFICATION AND FORECLOSURE RELIEF SERVICES

IT IS THEREFORE ORDERED that Defendants, whether acting directly br through any other person, are permally execution and enjoined from

- Advertising, marketing, promotig, offering for sale, or selling any mortgage loan modification or foreclosure relief service; and
- B. Assisting others engaged in adverting marketing, promoting, offering for sale, or selling any mortgage loandification or foreclosure relief service.

II.

## PROHIBITED REPRESENTATIONS RELATING TO FINANCIAL RELATED GOODS AND SERVICES

IT IS FURTHER ORDERED that Defendants and their successors, assigns, officers, agents, servants, employees, authorneys, and those persons or entities in active concert or participation with apt them who receive actual notice of this Judgment by personal service, facsimile **srais**sion, email, or otherwise, whether acting directly or through any corporation bsidiary, division, or other device, in connection with the advertising, marketing monotion, offering for sale or sale of any financial related good or service, beet by permanently restrained and enjoined from:

Misrepresenting or assisting othersmisrepresenting, expressly or by Α. implication, any material fact, including but not limited to:

- 1. The terms or rates that area it is better any loan or other extension of credit, including but not limited to:
  - (a) closing costs or other fees;
  - (b) the payment schedule, the monthly payment amount(s), or other payment terms, or whether there is a balloon payment; interest rate(s)naual percentage rate(s), or finance charge; the loan amount amount of credit, the draw amount, or outstanding balance; the loan term, the draw period, or maturity; or any other term of credit;
  - (c) the savings associated with the credit;
  - (d) the amount of cash to be disbursed to the borrower out of the proceeds, or the amount of cash to be disbursed on behalf of the borrower to any third parties;
  - (e) whether the payment of the minimum amount specified each month covers both interested principal, and whether the credit has or can result in negative amortization;
  - (f) that the credit does not have a prepayment penalty or that no prepayment penalty and/or other fees or costs will be incurred if the consumer subsequently refinances; and
  - (g) that the interest rate(s) **an**nual percentage rate(s) are fixed rather than adjustable **ad**justable rather than fixed
- Any person's ability to improve or otherwise affect a consumer's credit record, credit history, or edit rating or ability to obtain credit;
- 3. That any person can improve any consumer's credit record, credit history, or credit rating by permanently removing negative information from the consumer's edit record, credit history, or

- credit rating, even where suitformation is accurate and not obsolete;
- 4. Any aspect of any debt relief good or service, including but not limited to, the amount of savings a consumer will receive from purchasing, using, or enrolling in such debt relief good or service; the amount of time before which a consumer will receive settlement of the consumer's depot the reduction or cessation of collection calls; and
- 5. That a consumer will receive legal representation;
- B. Advertising or assisting others and vertising credit terms other than those terms that actually are or will an anged or offered by a creditor or lender.

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# PROHIBITED REPRESENTATIONS RELATING TO ANY GOODS OR SERVICES

IT IS FURTHER ORDERED that Defendants and their successors, assigns, officers, agents, servants, employees, attrorneys, and those persons or entities in active concert or participation with any them who receive actual notice of this Judgment by personal service, facsimile straission, email, or otherwise, whether acting directly or through any corporation, bsidiary, division, or other device, in connection with the advertising, marketing pomotion, offering for sale or sale of any good or service are hereby permanently restrained and enjoined from misrepresenting or assisting others instraipresenting, expressly or by implication, any material fact, including but not limited to:

A. Any material aspect of the nature terms of any refund, cancellation, exchange, or repurchase policy, including, but not limited to, the likelihood of a consumer obtaining a full or partial refund, or the circumstances in which a full or partial refund will be granted to the consumer;

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- otherwise connected to any other person, ernment entity, any federal homeowner relief or financial stability program, or any other program;

  C. The total costs to purchase, receiveuse, and the quantity of, the good or service;

  Any meterial restriction, limitations and dition to purchase, receive
- D. Any material restriction, limitation; condition to purchase, receive, or use the good or service; and

That any person is affiliated the endorsed or approved by, or

E. Any material aspect of the erformance, efficacy, nature, or characteristics of the good or service.

IV.

### PROHIBITION AGAINST ABUSIVE TELEMARKETING PRACTICES

IT IS FURTHER ORDERED that Defendants and their successors, assigns, officers, agents, servants, employees, authorneys, and those persons or entities in active concert or participation with any them who receive actual notice of this Judgment by personal service, facsimile straission, email, or otherwise, whether acting directly or through any corporation, bsidiary, division, or other device, in connection with the advertising, marketing monotion, offering for sale or sale of any good or service are hereby permanenessyrained and enjoined from engaging in, causing other persons to engage in suspisting other persons to engage in, violations of the Telemarketing sea Rule, including but not limited to:

- A. Misrepresenting, expressly or **by**iplication, any material fact, including but not limited to any material pasct of the performance, efficacy, nature, or central characteristics of the good or service.
- B. Initiating any outbound telephonelloss any person at a telephone number on the National Do Not Call Registry unless the seller proves:
  - 1. the seller has obtained the express agreement, in writing, of such person to place calls to that person Such written agreement shall clearly evidence such person's hourtzation that calls made by or

- on behalf of a specific party may be placed to that person, and shall include the telephone number to which the calls may be placed to that person, and shinaclude the telephone number to which the calls may be placed and the signature of that person; or
- 2. the seller has an established iness relationship with such person and that person has not previously stated that he or she does not wish to receive outbound telephone calls made by or on behalf of the seller; or
- C. Initiating any outbound telephone challa telephone number within a given area code when the annual feed footess to the telephone numbers within that area code that are on the National Do (Stat) Registry has not been paid by or on behalf of the seller on whose behalf the lephone call is made, unless the telephone call is:
  - 1. a solicitation to induce charitable contributions;
  - 2. to a business; or
  - 3. on behalf of a seller who initiate crown causes others to initiate, telephone calls solely to (i) promote who have given the seller their express agreement, initiating and signed, to receive calls from that seller, or (ii) personus ho have an established business relationship with that seller promote 16 C.F.R. § 310.2(n).

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## PROHIBITION ON ENFORCEMENT OF CONTRACTS

IT IS FURTHER ORDERED that the Individual Defendants and their agents, employees, officers, corporations those persons in active concert or participation with them who receive and notice of this Judgment by personal service or otherwise, whether acting dtheor through any corporation, subsidiary, division, or other device, are permanently restrained and enjformedemanding payment on or enforcing or threateningetoforce any contract or agreement for the

sale of a mortgage loan modification for eclosure rescue service entered into by Defendants prior to the effective date of this Judgment.

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## PROHIBITION ON SALE OF CUSTOMER INFORMATION

IT IS FURTHER ORDERED that the Individual Defendants and their agents, employees, officers, corporationed those persons in active concert or participation with them who receive aat notice of this Judgment by personal service or otherwise, whether acting dtheor through any corporation, subsidiary, division, or other device, are perneently restrained and enjoined from:

- Α. disclosing, using, or benefitting from customer information, including the name, address, telephone number, examination and security number, other identifying information, or any datathenables access to a customer's account (including a credit card, bank account, other financial account), of any person which any Defendants obtained prior torgrof this Judgment in connection with the advertising, marketing, promotion, offer for sale or sale of any mortgage loan modification or foreclosure rescue service; and
- failing to dispose of such customer information in all forms in their В. possession, custody, or control within thirty (30) days after entry of this Judgment. Disposal shall be by means that proteggainst unauthorized access to the customer information, such as by burning, pultizing, or shredding any papers, and by erasing or destroying any electronic metbænsure that the customer information cannot practicably be read or reconstructed.

Provided, however, that customer information need not be disposed of, and may be disclosed, to the extent requestry a government agency, the Permanent Receiver, or required by a laregulation, or court order.

VII.

# MONETARY JUDGMENT AND CONSUMER REDRESS IT IS FURTHER ORDERED that:

- A. Judgment in the amount of \$8,641,769 (eight million six hundred forty one thousand seven hundred sixty nine ds)liss hereby entered against Defendants US Foreclosure Relief Corp.H.E. Servicing, Inc., and George Escalantess equitable monetary relief. Such judgmamount is suspended contingent upon the accuracy and completeness of Defendanta assite's sworn financial statement, as set forth in Section VIII.A, and upon his desiry of assets to the Permanent Receiver in accordance with subsection VII.B.
- B. Defendan<u>George Escalant</u>shall deliver to the Permanent Receiver at the time he executes this Stipulated Final Judgment:
  - Title to a 2009 Toyota Tundra Truck, which is currently held in the name of Sonia Mendoza;
  - 2. Title to a 2007 Mercedes SUV, ich is currently held in the name of Sonia Mendoza; and
  - 3. Jewelry valued at approximately \$10,000, which is currently in the possession of Sonia Mendoza.

Transfer of title on the items listed abosheall be subject to approval of this Stipulated Final Judgment by the Courthe proceeds from the sale of the items listed above shall be used as equitarbuenetary relief. Upon execution of this Stipulated Final Order, Defendant Escrate shall also relinquish a 2007 Mercedes Sedan, currently held in the nameScofnia Mendoza, to Wescom Credit Union.

C. Judgment in the amount of \$3,369,402 (three million three hundred sixty nine thousand four hundred and todollars) is hereby entered against Defendant Cesar Lopez

- 1. The Commission may apply any remaining funds for such other equitable relief (including consuminformation remedies) as it determines to be reasonablyated to Defendants' practices alleged in the First Amended Complaint. Any funds not used for such equitable relief by the Commission shall be deposited to the United States Treasury as disgorgement.
- 2. The People of the State of California may apply any remaining funds for the payment of costs and expenses incurred by the Attorney General, to provide founds for consumer education and advocacy programs, and for any other appropriate purposes under the UCL and FAL.
- 3. The State of Missouri may apply any remaining funds to the Merchandising Practices Revolving Fund to be used for the payment of costs and expensionsurred by the Attorney General in the investigation, prosecution, and enforcement of the Merchandising Practices Act or to provide funds for consumer education and advocacy programs.

Defendants shall have no right toadlenge the Permanent Receiver's manner of redress distribution or Plaintiffs' choice of remedies under this Section.

- I. Defendants shall take noddletion, capital loss, write-off, or any other tax benefit on any federal or state takure, amended tax return, IRS Form 1045, or any other tax filing, for all or any paof any payment toward satisfaction of this judgment.
- J. Defendants agree that the factslæsged in the Complaint filed in this action shall be taken as true with further proof in any bankruptcy case or subsequent civil litigation pursued by any Plaintiff to enforce its right to any payment or money judgment pursuant to this Judgment, including but not limited to a nondischargeability complaint in any bankruptase. Defendants further stipulate

IX.

#### LIFTING OF THE ASSET FREEZE

IT IS FURTHER ORDERED that the freeze of the assets pursuant to the Preliminary Injunction in this case shall be lifted only as to Defendants US Foreclosure Relief Corp., H.E. Servicing InGeorge Escalante, Adrian Pomery, and Cesar Lopez. This Judgment does not alter the asset freeze on Cresidis Legal, dba Homeowners Legal Assistance.

Χ.

#### **COMPLIANCE MONITORING**

IT IS FURTHER ORDERED that, for the purpose of (i) monitoring and investigating compliance with any provisiont bfs Judgment, and (ii) investigating the accuracy of any Defendants' financial statements upon which Plaintiffs' agreement to this Judgment is expressly premised:

- A. Within ten (10) days of receipt written notice from a representative of any Plaintiff, Defendants each shall suitbandditional written reports, which are true and accurate and sworn to under penalityerjury; produce documents for inspection and copying; appear for deipions; and provide entry during normal business hours to any business location Defendant's possession or direct or indirect control to inspect the business operation;
- B. In addition, any Plaintiff is authorized to use all other lawful means, including but6sl751 p5 riect or

- Any changes in such Defendant's name or use of any aliases or fictitious names withten (10) days of the date of such change;
- 2. Defendants shall notify Plaintiffs of any changes in structure of any Corporate Defendant or any business entity that any Defendant directly or indirectly ontrols, or has an ownership interest in, that may affect compliance obligations arising under this Judgment, including but not limited to: incorporation or other organization; a dissolution, assignment, sale, merger, or other action; the creation or dissolution of a subsidiary, parent, or affiliate that engages in any acts or practices subject to this Judgment; or a change in the business name or address, at least thirty (30) days prior to suothange, provided that, with respect to any such change in the business entity about which a Defendant learns less than thi(190) days prior to the date such action is to take place, such Defendant shall notify Plaintiffs as soon as is practicable after obtaining such knowledge.
- B. One hundred eighty (180) days after the date of entry of this Judgment and annually thereafter for a period ofeter(3) years, Defendants each shall provide a written report to Plaintiffs, which is the and accurate assolvern to under penalty of perjury, setting forth in detail the marrisend form in which they have complied and are complying with this Judgment. This report shall include, but not be limited to:
  - 1. For each Individual Defendant:
    - a. such Defendant's then-cumteresidence address, mailing addresses, artelephone numbers;
    - b. such Defendant's then-current employment status (including self-employment), including the name,

addresses, and telephone thems of each business that such Defendant is affiliated with, employed by, or performs services for; a detailed description of the nature of the business; and a detailed description of such Defendant's duties and resensibilities in connection with

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Provided that, in lieu of overnight courier pefendants may send such reports or notifications to Plaintiffs by first-class mail, but only if Defendants contemporaneously sends an electronic version of such report or notification to Plaintiffs at DEBrief (FTC); Dan.Olivas (People of the State of California); and Stewart.Freilich (Pago.mo.gov (State of Missouri)).

E. For purposes of the compliance reporting and monitoring required by this Judgment, Plaintiffs are aut**inor**d to communicate directly with each Defendant.

XII.

#### RECORD KEEPING PROVISIONS

IT IS FURTHER ORDERED that, for a period of six (6) years from the date of entry of this Judgment, Defendants and their agents, employees, officers, corporations, and those persons in actionsecert or participation with them who receive actual notice of this Judgment by personal service or otherwise, in connection with every business wher defendant is the majority owner or otherwise controls the business, are by mestrained and enjoined from failing to create and retain the following records:

- A. Accounting records that reflectethcost of goods or services sold, revenues generated, and the businessment of such revenues;
  - B. Personnel records accurately refl

Individual Defendant controls, directly ordirectly, or in which such Defendant has a majority ownership interest, such Defendanust deliver a copy of this Judgment to (1) all principals, officers, directorand managers of that business; (2) all employees, agents, and representative bat four business who engage in conduct related to the subject matter of the dyment; and (3) any business entity resulting from any change in structure set forth in Subsection A.2 of the Section titled "Compliance Reporting." For current person related ivery shall be within five (5) days of service of this Judgment upon sometimendant. For new personnel, delivery shall occur prior to them assuming their responsibilities. For any business entity resulting from any change in structure set forth in Subsection A.2 of the Section titled "Compliance Reporting," delivery shall be least ten (10) days prior to the change in structure.

- C. Individual Defendant as employee or non-control person: For any business where an Individual Defendant is a controlling person of a business but otherwise engages in conductated to the subject matter of this Judgment, such Defendant must deliver a copy of this dyment to all principals and managers of such business before engaging in such conduct.
- D. Defendants must secure a signment dated statement acknowledging receipt of the Judgment, within thirty (30) days of delivery, from all persons receiving a copy of the Judgment pursuant to this Section.

XIV.

#### ACKNOWLEDGMENT OF RECEIPT OF JUDGMENT

IT IS FURTHER ORDERED that each Defendant, within five (5) business days of receipt of this Judgment as entered by the Court, must submit to Plaintiffs a truthful sworn statement acknowledging receipt of this Judgment.

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2	COOPERATION WITH PLAINTIFFS' COH.B16
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## XVIII.

IT IS SO ORDERED, 

Dated: March 11, 2010

#### FINAL JUDGMENT

The parties hereby consent to enufy the foregoing Judgment which shall constitute a final judgment on the First Amended Complaint.

> Hon. James V. Selna United States District Judge

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