

**UPDATED SUMMARY OF 11 YEAR EFFORT TO GET JURY TRIAL**

**Veronica A. Williams**

**VS.**

**Litton Loan, Goldman Sachs, HSBC,  
Ocwen, Fremont, Stern & Eisenberg**

**United States District Court  
CASE NO. UPON REQUEST ONLY**

<b>Fraud began</b>	<b>2006</b>
<b>First legal complaint filed in NJ</b>	<b>2010</b>
<b>NJ Denies Due Process</b>	<b>2010 – 2016</b>
<b>Appealed to US District Court</b>	<b>2016</b>
<b>Jury Trial</b>	<b>TBD</b>

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**OLDER SUMMARY (2014) AVAILABLE**

## A BRIEF EXAMPLE OF MORTGAGE FRAUD: HOW BANKS DROVE ME FROM PROSPERITY TO WELFARE

### SUMMARY

I had a 26-year outstanding payment record with all mortgage companies and creditors and was on track to owning my home *free and clear* in 2011 until Litton Loan successfully imposed predatory actions against me in 2009. They reneged on several modifications and then foreclosed, resulting in a complete loss of income.

Litton Loan and Ocwen have repeatedly refused to review the facts or even provide the complete transaction history for my mortgage. My earnings virtually came to a halt in 2010. I subsequently suffered huge losses and filed a complaint against Litton Loan in December 2010. In August 2011, I amended my complaint to add Goldman Sachs, their parent company. In November 2011, Litton & Goldman continued to ignore all attempts to resolve this problem, and

A 30 YEAR JOURNEY	
August 25, 1983	VW Closed on 541 Scotland Road for \$100,000 (purchase \$83,000) <b>City Federal Savings &amp; Loan</b>
Dec. 4, 1986	<b>City Federal Savings &amp; Loan for \$88,000 (to lower interest rate)</b>
N/A	<b>Main Street Mortgage (bought-collected for City Federal Savings &amp; Loan)</b>
Dec. 4, 1986	<b>Chase Mortgage - HELOC (\$50,000 12/4/86 - \$150,000 2/1/06 ) _____</b>
April 25, 2002	<b>Aames Home Loan - new mortgage, refinance (to lower interest rate)</b>
2002	<b>PCFS Mortgage bought from Aames (balance was under \$80K)</b>
2005 or 2006	<b>Litton Home Loan - bought from PCFS (unduly added \$40-80K to principal)</b>
March 27, 2006	<b>Fremont Loan new mortgage, refinanced to get out from under Litton for \$261,000 !?! ♦ \$100,000 Received?? _____</b>
2009	<b>Litton Home Loan bought from Fremont Investment &amp; Loan</b>
2009	<b>Litton Foreclosed</b>
2011	<b>Ocwen bought from Litton Loan</b>
March 8, 2012	<b>Litton Foreclosure Dismissed _____</b>
April 2012	Chase moved account to collection – foreclosure
2014	HSBC & Ocwen trying to bully me into paying more than I owe – refuse to give transaction history – OUTCOME TBD

transferred my mortgage to Ocwen against the agreement I expect that Goldman Sachs had with the SEC. I am awaiting final documentation that will confirm this. Now, after failing to respond to my requests to correct balances and provide transaction history, HSBC-Ocwen is threatening foreclosure again. Their lack of responsiveness and this entire mortgage debacle is the primary reason I have been hospitalized 3 times between Sept. 2012 and Jan. 2013. My doctors were dumbfounded until they asked and learned about the horrific stress to which I had been subjected by Litton, Goldman & Ocwen. Through their aggressive acts to maximize revenue off the homes of US citizens, Goldman Sachs and Litton had driven me from prosperity to welfare. The timeline above highlights changes in mortgages since I bought my home.

### LITTON LOAN PROVED TO BE A PREDATOR; SERIAL FRAUDULENT BEHAVOIR

Litton Loan first bought my mortgage about 2006. Immediately I found major errors in the calculation and administration of my mortgage that Litton Loan would not fix. I quickly learned that Litton Loan was ranked as one of the top 3 worst mortgage servicers in the US. Since Litton Loan refused to fix their errors (that amounted to tens of thousands in unauthorized charges), I refinanced it out of their hands. It was not worth my time to make Litton Loan correct their errors. I had opportunities to close task orders on my company's Federal Supply Schedules ([FSS](#)) that were infinitely greater in value than the cost of errors by Litton Loan. Since [Fremont promised a fixed rate of 7% or well below 10% with a 30-year amortization](#), I could cover a larger monthly payment. I refinanced with Fremont and took out additional funds to sustain my company's growth.

Two years later I was positioned to receive task orders from the Department of Homeland Security ([DHS](#)). My firm had been selected on two occasions to be showcased in a series of private meetings with management and contracting officers of each DHS sub-agency, as well as representatives from the firms holding major contracts with DHS. We had submitted highly competitive proposals and were "on the radar" to be selected for future

task orders. I would soon be offered a position with [FEMA](#) that would provide me with the DHS experience and clearance that my company needed to be selected. Around the same time, Litton Loan bought my mortgage again. This time, from [Fremont](#). Upon expressing my concern and intent to refinance elsewhere with one of Litton’s representatives, I was told that Goldman Sachs owned them now and all previous problems had been resolved. They were safe.

I was told that I could consolidate my debt with a modification through Litton Loan and they would accommodate me at a lower cost than another mortgage company. Goldman Sach’s acquisition of Litton Loan appeared to open a welcome opportunity. I could consolidate my debt with a modification, lower my rate, and improve my cash flow so that I would be able to lower my cost of carrying the FEMA job and upcoming task orders. To my chagrin, Litton Loan defrauded me. I lost everything I had worked so long and so hard to achieve. One of my first jobs was with a Federal contractor in the early 70’s. After 40 years of hard work, the company I founded was a Federal contractor, ready to close task

A PATTERN OF DECEIT BY LITTON LOAN	
Nov. 2008	VW Explores Feasibility of Modification in Nov. 2008
Feb. 2009	Formal request in writing Feb. 2009
March 2009	Litton said wait and I will be approved
May 2009	Litton offer written modification, from them not from Federal program as indicated
June 2009	Litton tells me modification will be forthcoming so I paid non-secured debt to position myself for improved credit rating
July 2009	Litton serves me with foreclosure papers
Aug. 2009	Litton returns checks via US Mail while telling me that modification is underway
Sept 2009	Litton promises to delay while they work on approving modification
Sept. 2998	I sell another property at a loss to reduce debt for pending job
Fall 2009	Litton accepts checks sent a second time; issues a new modification with a higher monthly payment
Aug 09 – March 10	Litton accepts all payments, sent via FEDEX
Dec. 2009	Litton proceeds with court action to secure foreclosure
Jan 2010 – March 2010	Litton continues to accept payments that fulfill modification terms but does not remove foreclosure
April 2010	Litton issues new modification with yet another increase in the monthly payment
3/8/12	Litton Foreclosure Dismissed <small>C:\CriticalFiles\CURRENT_Post2010\Veronica Williams\Legal_Prepaid\Case_LittonLoan\ForeclosureDismissed_3-8-2012.pdf</small>
April 2012	Chase moved account to collections-foreclosure department
2012	Ocwen threatens foreclosure – refuses to review transaction history

orders I had dreamed of as a child. Now I was facing economic collapse. The stress caused a dramatic decline in my health. I came close to death on at least three occasions. Since then I have not achieved sufficient, sustainable, steady income. I depend on SNAP, HEAP and other Federal and State subsidies to survive.

**FROM PROSPERITY TO WELFARE**

I had built a firm financial foundation. After a working 15 years and establishing a stellar payment history, I secured one of the few [HELOCs](#) with a fixed rate 30 year amortization. In other words, I had a rare deal; particularly when Chase lowered my rate to 3% and increased my line to \$150,000. Such notes disappeared years ago. Thirteen years later, I refinanced to remove Litton Loan as my new mortgage administrator. My plan was to pay off the fixed 7% mortgage when cash began flowing from my FSS. My Plan B was to pay down the principal by 50% - 70% using cash flow from ongoing operations. I had multiple sources of income. Either way, my cost of capital from the 7% note would be eliminated or dramatically reduced.

When Wall Street began throwing all caution to the wind, and began financing every Internet idea, including those that had only a modicum chance of succeeding, as an IT and Business veteran I knew it was time to shift my focus to more stable, reliable market. So I leveraged my successes in the commercial sector to earn 2 [Federal Supply Schedules](#). The [dot com crash](#) and [the 9/11 attack](#) proved that was a good and necessary move. Three years after earning the FSSs I had closed my first order from the U.S. Army and was poised to earn more task orders. Federal spending had been restricted to essentials, DHS and [DoD](#). So I focused my efforts and resources on the Federal Agencies where I had the best chance of winning an award. Despite a change of administrations, I persevered and in 2009 finally received what I needed to close the deal. A job offer from

FEMA that would give me the security clearance, past performance and time to land the task orders I had been investing in and working hard to win.

**CREDIT RESTRAINTS MANDATED MODIFICATION.** Despite strong [FICO](#) and [PAYDEX](#) scores, I could not find a bank or other financial institution that would offer me a loan at competitive rates, terms and conditions. This resulted in a cost of capital that reduced my margins to non-sustainable levels. Although the [US General Services Administration](#) and our financial backers allowed my company to demonstrate the financial capacity to carry task orders of \$50M and higher, we could not do so at a respectable return. The financial side of commercial and Federal contract review wanted me to put some skin in the game. I had been told many times that my home was the only asset that would demonstrate my real commitment. Once I had the written commitment from DHS for income and written commitment from Litton Loan for a mortgage modification, I went for it. I took a well mitigated risk and accepted the modification offer from Litton Loan.

Once Litton Loan had confirmed my modification multiple times over a 10 month period (verbally and in writing), and convinced me the processing of my modification was imminent, I liquidated a major capital asset and paid off non-collateralized debt. This positioned me to cover my working capital requirements out of future cash flow from the FEMA job and other ongoing operations of ACT Inc. In one fell swoop, however, Litton Loan decimated everything I had worked for since 1971. **Simply put, they lied and committed mortgage fraud.** The losses are highlighted in the legal complaints filed: one in 2011, another in 2012 and the latest in 2013 (copies attached).

I have substantial documentation that supports the full story including motives for Goldman Sachs and Litton Loan to take such callous, predatory actions. I finally found a legal team willing and able to take on my case. I follow the advice of my team on what to release. My trial should be held sometime this summer.

## **THIS WAS THE SUMMER OF 2014**

**FULL, UPDATED STORY AT:  
<http://www.finfix.org/password.htm>**

☞To Justice and Equality,

Veronica Williams  
MBA, PgMP, PMP, ITIL, 30+ Years in Business & Finance ..... *and Victim of Mortgage Fraud*

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