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20th Judicial Circuit

Serving Charlotte, Collier, Glades, Hendry and Lee

FOR IMMEDIATE RELEASE

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TEN CHARGED IN MORTGAGE SCAM RING

The State Attorney's Office of the 20th Circuit has worked in collaboration with the Florida Department of Agriculture, the Florida Office of Financial Regulation, and the Cape Coral Police Department to successfully investigate and bring formal charges against multiple individuals regarding a lengthy investigation of fraudulent money practices and racketeering stretching over a two-year span. Ten people involved with the company Alternative Home Financing, Inc (AHFI) are facing more than sixty felony counts in relation to this allegedly deceptive scheme.

According to the allegations in the charging documents filed in the Circuit Court in Lee County:

At various times from 2002 through 2004, Alternative Home Financing, Inc (AHFI) approached individuals, labeled "nominees", and enticed them into allowing AHFI to apply for mortgages in the name of the nominee in order to buy houses. AHFI paid the nominee a small amount for allowing AHFI to use their names to apply for these mortgages. AHFI would complete the mortgage application paperwork, falsifying application information in order for the nominee to qualify for the mortgage. AHFI then received an inflated property appraisal and received two mortgages on each home, one for the purchase price and another for the balance of the appraisal value.

AHFI informed the nominees that they would "manage" the property, finding a tenant and collecting monthly payments and paying the mortgages. The nominee would have no involvement beyond the mortgage application.

AHFI would place a tenant with insufficient credit into a nominee's home under a proposed lease/option-to-buy contract. After a specified period, the tenant would have the option to buy the house. The tenant would pay a deposit as consideration for this option, usually in the amount of \$5,000.00, and a monthly payment, which was to be applied directly to the mortgage. AHFI failed to make a majority of the

nominee's mortgage payments, causing many of the mortgages to default. In some instances, AHFI took the tenant's deposit money and did not place the tenant in a home.

Ultimately the mortgage would foreclose, leaving the tenant without a home they believed they were purchasing, and a defaulted mortgage debt associated with the nominee.

Individuals charged include:

- 1). CHRISTOPHER KIM JACK (**D.O.B.:** 1/16/1971)
- 2). ERICH MICHAEL HECKLER (**D.O.B.:** 07/22/1971)
- 3). ERLING DAVID HALL (**D.O.B.:** 12/03/1969)
- 4). RAND H. HALL (**D.O.B.:** 07/17/1945)
- 5). GAIL POLLARD DOVER (**D.O.B.:** 08/22/1954)
- 6). CARLON DOVER (**D.O.B.:** 01/22/1953)
- 7). ROBERT E. SECORD (**D.O.B.:** 10/04/1963)
- 8). CHARITY J. SECORD (**D.O.B.:** 11/14/1972)
- 9). LINDA J. BEAVERS (**D.O.B.:** 08/28/1947)
- 10). LUIS ANTONIO BUSH (**D.O.B.:** 12/22/1968)

Robert and Charity Secord were arrested last week in Lee County. Linda Beavers was arrested in Hillsborough County, Florida. Carlton and Gail Dover were arrested in the State of Alabama. Erling Hall and Erich Hecker are expected to surrender shortly. Efforts to locate and arrest the remaining suspects are ongoing.

For further information, please contact Captain Dale Marshall, Department of Agriculture and Consumer Services, Agricultural Law Enforcement Bureau, at 386-623-6106 or Chere Avery, State Attorney's Office, at 533-1125.