

**FACT SHEET: MORTGAGE FRAUD CASES PROSECUTED IN THE NEW JERSEY  
U.S. ATTORNEY'S CAMDEN BRANCH OFFICE (2009 - 2013)**

Mortgage fraud is one of the most pervasive white collar crimes in New Jersey, with residents falling prey to increasingly sophisticated scams. It has been particularly rampant in South Jersey and at the Jersey shore. The U.S. Attorney's Office maintains its commitment to combatting mortgage fraud through rigorous prosecutions. Below is an overview of the cases prosecuted by the Camden vicinage from 2009 – 2013 to date.

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**“Blue and White Management” – (Named for the company formed by the two main conspirators)** – This company perpetrated a \$40 million mortgage fraud scam that used phony documents and “straw buyers” to make illegal profits on overbuilt condos at the Jersey Shore and resort destinations in South Carolina and Georgia.

<b>Defendant</b>	<b>Current Status</b>
Charles Harvath	Pleaded guilty on July 19, 2011, to conspiracy to commit wire fraud and conspiracy to commit money laundering – awaits sentencing
Stephen Corba	Pleaded guilty on Aug. 3, 2011, to conspiracy to commit wire fraud and conspiracy to commit money laundering – awaits sentencing
John Siuszko	Pleaded guilty to conspiracy to commit wire fraud – sentenced June 5, 2012, to 18 months in prison
Crystal Brame	Pleaded guilty on Aug. 6, 2013, to conspiracy to commit wire fraud – awaits sentencing
Joseph Witkowski	Indicted on Aug. 9, 2012 – case pending
Robert Serao	Indicted on Aug. 9, 2012 – case pending
Catherine Pearson	Indicted on Aug. 9, 2012 – case pending
Karen Yokely	Indicted on Aug. 9, 2012 – case pending
George Lachenmayr	Indicted on Aug. 9, 2012 – case pending
Aku Muhammad	Indicted on Aug. 9, 2012 – case pending
William Brown	Pleaded guilty to conspiracy to commit wire fraud and conspiracy to commit money laundering – sentenced Sept. 6, 2012, to 66 months in prison
Michael Williams	Pleaded guilty to conspiracy to commit wire fraud – sentenced April 18, 2013, to time served
Mark Kreischer	Pleaded guilty to conspiracy to commit wire fraud – sentenced June 13, 2013, to 6 months in prison

**“Dunes Condominium” – (So named because original complainant lived in the Dunes condominium complex and noted straw buyers who occupied the building were not maintaining and not paying annual dues)** – Fifteen individuals from several states were charged in New Jersey for their alleged roles in a \$15 million mortgage fraud scam that used phony documents and “straw buyers” to make illegal profits on overbuilt condos, including a defendant who attempted to murder a witness to the scheme.

<b>Defendant</b>	<b>Current Status</b>
Darryl Henry	Pleaded guilty on March 16, 2009, to wire fraud and money laundering – awaits sentencing
Kinard Henson	Indicted on July 28, 2010 – case pending
William W. Richardson	Indicted – died after indictment
Sean Souels	Indicted on July 28, 2010 – case pending
Nancy E. Wolf-Fels	Indicted on July 28, 2010 – case pending
Seth A. Fuscillaro	Indicted on July 28, 2010 – case pending
Larry L. Fullenwider	Indicted on July 28, 2010 – case pending
Dwayne Onque	Indicted on July 28, 2010 – case pending
Donald Cromwell	Pleaded guilty on May 12, 2011, to conspiracy to commit wire fraud – awaits sentencing
Elizabeth Hidalgo	Pleaded guilty on Sept. 20, 2011, to conspiracy to commit wire fraud – awaits sentencing
Jerry Smith	Pleaded guilty on Dec. 12, 2011, to conspiracy to commit wire fraud and conspiracy to commit money laundering – awaits sentencing
Michael Senick	Pleaded guilty on Feb. 7, 2012, to bank fraud – awaits sentencing
Patricia Smith	Pleaded guilty on 5th day of trial to two counts of wire fraud – sentenced May 4, 2012, to 24 months in prison
Jamilah Smith	Pleaded guilty on 5th day of trial – sentenced May 4, 2012, to 24 months in prison
Carol Ashley	Pleaded guilty on 5th day of trial to two counts of wire fraud – sentenced May 4, 2012, to time served
Ollie Rudolph Thaxton	Pleaded guilty to conspiracy to commit wire fraud – sentenced Aug. 9, 2012, to time served
Angela L. Celli	Pleaded guilty on Feb. 7, 2013, to conspiracy to commit wire fraud – awaits sentencing
Orlando Allen	Pleaded guilty on Feb. 20, 2013, to conspiracy to commit wire fraud and conspiracy to commit money laundering –

	awaits sentencing
Timothy Ricks	Pleaded guilty on Feb. 27, 2013, to conspiracy to commit wire fraud and conspiracy to commit money laundering – awaits sentencing
Deborah L. Hanson	Pleaded guilty on July 15, 2013, to conspiracy to commit wire fraud – awaits sentencing

**“Blue Ocean Realty” – (So named because the conspirators orchestrated most of the fraud out of the realty company of that name)** – Four individuals from New Jersey were charged for their alleged roles in a \$15 million mortgage fraud scheme on an indictment returned by a federal grand jury on Jan. 30, 2013.

Defendant	Current Status
Fredric M. Diantonio	Indicted on Jan. 30, 2013 – case pending
Louis Caterro	Indicted on Jan. 30, 2013 – case pending
Thomas Morello	Indicted on Jan. 30, 2013 – case pending
Kathryn Lockwood	Indicted on Jan. 30, 2013 – case pending

**“Sans Souci” – (So named because the original complainant lived in the Sans Souci Condominium complex and noted straw buyers who occupied the building were not maintaining and not paying annual dues)** – Three individuals were charged in a \$13 million mortgage fraud scam that used phony documents and straw buyers to make illegal profits on overbuilt condos at the Jersey shore.

Defendant	Current Status
John Fabey	Pleaded guilty on May 12, 2011, to wire fraud – awaits sentencing
Daniel Cardillo	Indicted on Feb. 20, 2013 – case pending
John Leadbeater	Indicted on March 20, 2013 – case pending

These cases resulted from investigations by the FBI; IRS-Criminal Investigation and the Department of Housing and Urban Development, Office of Inspector General.