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Internal Revenue Service – Criminal Investigation

Cincinnati Field Office – Cincinnati POD

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Local Mortgage Broker Sentenced in Money Laundering Case

Dayton, Ohio

Jessica Murray, age 36, of Centerville, Ohio was sentenced to serve 3 years probation and ordered to complete 100 hours of community service relative to her role in a money laundering scheme. Previously, on May 8, 2006, Murray pled guilty to one count of money laundering. The final order for restitution has been delayed pending the sale of the property involved in the money laundering count. In addition, Murray agreed to surrender all licenses issued by the States of Ohio and Indiana associated with the practice of brokering mortgage loans.

Gregory G. Lockhart, United States Attorney for the Southern District of Ohio; Jose A. Gonzalez, Special Agent in Charge, Internal Revenue Service (IRS) Criminal Investigation; Mark Batts, Acting Special Agent in Charge, Federal Bureau of Investigation, Cincinnati Field Division; and Terry Neeley, Task Force Director, Montgomery County Mortgage Fraud Task Force announced the sentence handed down today by Senior United States District Judge Walter H. Rice, Jr.

According to court documents and testimony, during 2004, Murray was employed as a loan officer for a local mortgage broker firm and was licensed as a mortgage broker in the States of Ohio and Indiana. Murray had been employed as the President of Montgomery Mortgage Corporation, 539 Windsor Park Drive,



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Centerville, Ohio, and Tri-County Mortgage, 3884 Indian Ripple Road, Dayton, Ohio.

In March 2004, Ronald Waker sold a residence to Murray located at 9731 Tibbals Court, Centerville, Ohio. Murray and Waker agreed that Waker would supply the funds required for the down payment, but that they would fraudulently represent to the lender that the funds were those of Murray, the purchaser. Waker furnished Murray with two cashier's checks totaling \$93,241.75, which Murray used as the down payment at the mortgage closing. The remitter listed on the cashier's checks was Murray.

In addition, the real estate closing documents filled out by Murray and Waker caused the lender, HSBC Bank U.S.A., to believe that Murray was actually supplying the down payment. Based on these documents, HSBC Bank U.S.A. issued a mortgage loan. In May 2004, HSBC Bank U.S.A. wire transferred \$355,040.53 from New York to a title agency in Greenville, Ohio. The funds were acquired through wire fraud, and the funds were used at the closing conducted on the purchase of 9731 Tibbals Court, Centerville, Ohio.

Jose A. Gonzalez, Special Agent in Charge, IRS, Criminal Investigation, stated, "Mortgage fraud adds to the underground economy that erodes the integrity of our tax system and threatens the financial health of our communities. This mortgage fraud task force investigation is a prime example of how the spirit of cooperation amongst the law enforcement community prospers."

This case was investigated by special agents of IRS-Criminal Investigation, the Federal Bureau of Investigation, and members of the Montgomery County Mortgage Fraud Task Force.

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