



**U.S. Department of Justice**

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February 21, 2017

Sefton Brown, Esq.  
135 Elm Street  
P.O. Box 980  
Bridgeport, CT 06601

Francis O'Reilly, Esq.  
167 Old Post Road  
Southport, CT 06890

Re: *United States v. Bradford Barney's*, 3:16CR29 (MPS)

Dear Counsel:

This letter confirms the plea agreement between your client, Bradford Barney's (the "defendant"), and the United States Attorney's Office for the District of Connecticut (the "Government") concerning the referenced criminal matter.

**THE PLEA AND OFFENSE**

The defendant agrees to plead guilty to Count One of the Second Superseding Indictment charging him with conspiracy to commit mail and wire fraud, in violation of 18 U.S.C. § 1349.

The defendant understands that, to be guilty of this offense, the following essential elements of the offense must be satisfied:

1. That on or about the dates charged in the Second Superseding Indictment, a conspiracy existed to commit mail and wire fraud; and
2. That the defendant knowingly and intentionally became a member of that conspiracy.



*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 2 of 13*

### **THE PENALTIES**

This offense carries a maximum penalty of 20 years of imprisonment and a \$250,000 fine. In addition, under 18 U.S.C. § 3583, the Court may impose a term of supervised release of not more than 3 years to begin after imprisonment. The defendant understands that, should he violate any condition of supervised release, he may be required to serve a further term of imprisonment of up to 1 year per violation with no credit for time already spent on supervised release.

The defendant is also subject to the alternative fine provision of 18 U.S.C. § 3571. Under this section, the maximum fine that may be imposed on the defendant is the greatest of the following amounts: (1) twice the gross gain to the defendant resulting from the offense; (2) twice the gross loss resulting from the offense; or (3) \$250,000.

In addition, the defendant is obligated by 18 U.S.C. § 3013 to pay a special assessment of \$100 on each count of conviction. The defendant agrees to pay the special assessment to the Clerk of the Court on the day the guilty plea is accepted.

The defendant is also subject to restitution, as discussed below. Unless otherwise ordered, should the Court impose a fine or restitution of more than \$2,500 as part of the sentence, interest will be charged on the unpaid balance of the fine or restitution not paid within 15 days after the judgment date. 18 U.S.C. § 3612(f). Other penalties and fines may be assessed on the unpaid balance of a fine or restitution pursuant to 18 U.S.C. § 3572 (h), (i) and § 3612(g).

#### **Restitution**

In addition to the other penalties provided by law, the Court must also order that the defendant make restitution under 18 U.S.C. § 3663A, and the Government reserves its right to seek restitution on behalf of victims consistent with the provisions of § 3663A. The potential victims include, but are not limited to, property owners and renters who are victims of the scheme, financial institutions or mortgage lenders that held the mortgage on properties that co-defendant Timothy W. Burke and/or his affiliated entities purchased, purported to purchase, or acquired control of for the purposes of renting, FHA, HUD, and public housing authorities. The scope and effect of the order of restitution are set forth in the attached Rider Concerning Restitution. Restitution is payable immediately unless otherwise ordered by the Court.

The defendant agrees that by virtue of his plea of guilty he waives any rights or cause of action to claim that he is a "substantially prevailing party" for the purpose of recovery of attorney fees and other litigation costs in any related forfeiture proceeding pursuant to 28 U.S.C. § 2465(b)(1).

### **COLLECTION OF FINANCIAL OBLIGATIONS**

In order to facilitate the collection of financial obligations to be imposed in connection with this prosecution, the defendant agrees fully to disclose all assets in which he has any interest

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 3 of 13*

or over which the defendant exercises control, directly or indirectly, including those held by a spouse, nominee, or other third party, including but not limited to:

1. The defendant will promptly submit a completed financial statement to the U.S. Attorney's Office, in a form it provides and as it directs. The defendant understands and agrees that his financial statement and disclosures will be complete, accurate, and truthful.

2. The defendant expressly authorizes the U.S. Attorney's Office to obtain a credit report on him in order to evaluate the defendant's ability to satisfy any financial obligation imposed by the Court.

### **THE SENTENCING GUIDELINES**

#### **1. Applicability**

The defendant understands that the Court is required to consider any applicable Sentencing Guidelines as well as other factors enumerated in 18 U.S.C. § 3553(a) to tailor an appropriate sentence in this case and is not bound by this plea agreement. The defendant agrees that the Sentencing Guideline determinations will be made by the Court, by a preponderance of the evidence, based upon input from the defendant, the Government, and the United States Probation Office. The defendant further understands that he has no right to withdraw his guilty plea if his sentence or the Guideline application is other than he anticipated, including if the sentence is outside any of the ranges set forth in this agreement.

#### **2. Acceptance of Responsibility**

At this time, the Government agrees to recommend that the Court reduce by two levels the defendant's adjusted offense level under § 3E1.1(a) of the Sentencing Guidelines, based on the defendant's prompt recognition and affirmative acceptance of personal responsibility for the offense. The defendant expressly understands that the Court is not obligated to accept the Government's recommendation on the reduction.

In addition, should the defendant qualify for a decrease under § 3E1.1(a) and his offense level determined prior to the operation of subsection (a) is level 16 or greater, the Government will *not* file a motion with the Court pursuant to § 3E1.1(b), which recommends that the Court reduce the defendant's Adjusted Offense Level by one additional level, because the defendant has not assisted authorities in the investigation or prosecution of his own misconduct by timely notifying authorities of his intention to enter a plea of guilty, thereby permitting the Government to avoid preparing for trial and permitting the Government and the court to allocate their resources efficiently.

The recommendation for a reduction under § 3E1.1(a) is conditioned upon the defendant's affirmative demonstration of acceptance of responsibility, by (1) truthfully admitting the conduct comprising the offense(s) of conviction and truthfully admitting or not falsely

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 4 of 13*

denying any additional relevant conduct for which the defendant is accountable under § 1B1.3 of the Sentencing Guidelines, and (2) truthfully disclosing to the United States Attorney's Office and the United States Probation Office personal information requested, including the submission of a complete and truthful financial statement detailing the defendant's financial condition.

In addition, the Government expressly reserves the right to seek denial of the adjustment for acceptance of responsibility if the defendant engages in any acts, unknown to the Government at the time of the signing of this agreement, which (1) indicate that the defendant has not terminated or withdrawn from criminal conduct or associations (§ 3E1.1 of the Sentencing Guidelines); (2) could provide a basis for an adjustment for obstructing or impeding the administration of justice (§ 3C1.1 of the Sentencing Guidelines); or (3) constitute a violation of any condition of release. Moreover, the Government reserves the right to seek denial of the adjustment for acceptance of responsibility if the defendant seeks to withdraw his guilty plea or takes a position at sentencing, or otherwise, which, in the Government's assessment, is inconsistent with affirmative acceptance of personal responsibility. The defendant understands that he may not withdraw his plea of guilty if, for the reasons explained above, the Government does not make the recommendation or seeks denial of the adjustment for acceptance of responsibility.

3. Stipulation

Pursuant to § 6B1.4 of the Sentencing Guidelines, the defendant and the Government have entered into the attached stipulation, which is a part of this plea agreement. The defendant understands that this stipulation does not set forth all of the relevant conduct and characteristics that may be considered by the Court for purposes of sentencing. The defendant understands that this stipulation is not binding on the Court. The defendant also understands that the Government and the United States Probation Office are obligated to advise the Court of any additional relevant facts that subsequently come to their attention.

4. Guideline Stipulation

The parties agree as follows:

The Guidelines Manual in effect on the date of sentencing is used to determine the applicable Guidelines range.

The defendant's base offense level under U.S.S.G. § 2B1.1(a)(1) is 7. That level is increased by 6 levels under U.S.S.G. § 2B1.1(b)(1)(D) because the parties agree that there is a loss from the crime but that it cannot reasonably be determined, and thereby it would be appropriate to use the defendant's gain from the offense, which is approximately \$72,606.50. *See* U.S.S.G. § 2B1.1 appl. n. 3(B). Two levels are added under U.S.S.G. § 2B1.1(b)(2)(A) because the offense involved 10 or more victims. Two additional levels are added under U.S.S.G. § 3B1.3 because the defendant abused a position of trust.

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 5 of 13*

The parties disagree whether two additional levels are added under U.S.S.G. § 3A1.1(b)(1) because the defendant knew that victims of his offense were vulnerable. The government intends to argue at sentencing that this enhancement applies; the defendant reserves his right to oppose such a request.

Finally, two levels are subtracted under U.S.S.G. § 3E1.1(a) for acceptance of responsibility, as noted above.

Based on an initial assessment, the parties agree that the defendant falls within Criminal History Category I. The parties reserve the right to recalculate the defendant's Criminal History Category and corresponding sentencing ranges if this initial assessment proves inaccurate.

Thus, in the government's view, assuming a criminal history category I, the defendant has a total offense level 17, which would result in a range of 24 to 30 months of imprisonment (sentencing table) and a fine range of \$10,000 to \$250,000, U.S.S.G. § 5E1.2(c)(3) and (4). The defendant would also be subject to a supervised release term of 1 year to 3 years. U.S.S.G. § 5D1.2.

In the defendant's view, assuming a criminal history category I, the defendant has a total offense level 15, which would result in a range of 18 to 24 months of imprisonment (sentencing table) and a fine range of \$7,500 to \$250,000, U.S.S.G. § 5E1.2(c)(3) and (4). The defendant would also be subject to a supervised release term of 1 year to 3 years. U.S.S.G. § 5D1.2.

The government and the defendant reserve their rights to seek a downward or upward departure or a non-Guidelines sentence below or above the Guideline ranges set forth above (i.e., 18-24 months and 24-30 months in prison), and both sides reserve their right to object to a request for a departure or a non-Guidelines sentence.

The defendant understands that the Court is not bound by this agreement on the Guideline ranges specified above. The defendant further understands that he will not be permitted to withdraw the guilty plea if the Court imposes a sentence outside any of the ranges set forth in this agreement.

In the event the United States Probation Office or the Court contemplates any sentencing calculations different from those stipulated by the parties, the parties reserve the right to respond to any inquiries and make appropriate legal arguments regarding the proposed alternate calculations. Moreover, the parties reserve the right to defend any sentencing determination, even if it differs from that stipulated by the parties, in any post-sentencing proceeding.

#### 5. Waiver of Right to Appeal or Collaterally Attack Conviction and Sentence

The defendant acknowledges that under certain circumstances he is entitled to challenge his conviction and sentence. The defendant agrees not to appeal or collaterally attack his conviction in any proceeding, including but not limited to a motion under 28 U.S.C. § 2255



*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 6 of 13*

and/or § 2241. Nor will he pursue such an appeal or collateral attack to challenge the sentence imposed by the Court if that sentence does not exceed a 3-year term of supervised release, a \$95,000 fine, \$500,000 in restitution, and a \$100 special assessment, even if the Court imposes such a sentence based on an analysis different from that specified above. The Government and the defendant agree that this waiver applies regardless of whether the term of imprisonment is imposed to run consecutively to or concurrently with, in whole or in part, the undischarged portion of any other sentence that has been imposed on the defendant at the time of sentencing in this case. The defendant acknowledges that he is knowingly and intelligently waiving these rights. Furthermore, the parties agree that any challenge to the defendant's sentence that is not foreclosed by this provision will be limited to that portion of the sentence that is inconsistent with (or not addressed by) this waiver. Nothing in the foregoing waiver of appellate and collateral review rights shall preclude the defendant from raising a claim of ineffective assistance of counsel in an appropriate forum.

6. Information to the Court

The Government reserves its right to address the Court with respect to an appropriate sentence to be imposed in this case. Moreover, the Government will discuss the facts of this case, including information regarding the defendant's background and character, 18 U.S.C. § 3661, with the United States Probation Office and will provide the Probation Officer with access to material in its file, with the exception of grand jury material.

**WAIVER OF RIGHTS**

1. Waiver of Trial Rights and Consequences of Guilty Plea

The defendant understands that he has the right to be represented by an attorney at every stage of the proceeding and, if necessary, one will be appointed to represent him.

The defendant understands that he has the right to plead not guilty or to persist in that plea if it has already been made, the right to a public trial, the right to be tried by a jury with the assistance of counsel, the right to confront and cross-examine the witnesses against him, the right not to be compelled to incriminate himself, the right to testify and present evidence, and the right to compel the attendance of witnesses to testify in his defense. The defendant understands that by pleading guilty he waives those rights and that, if the plea of guilty is accepted by the Court, there will not be a further trial of any kind.

The defendant understands that, if he pleads guilty, the Court may ask him questions about each offense to which he pleads guilty, and if he answers those questions falsely under oath, on the record, and in the presence of counsel, his answers may later be used against him in a prosecution for perjury or making false statements.

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 7 of 13*

2. Waiver of Statute of Limitations

The defendant agrees that, should the conviction following defendant's guilty plea be vacated for any reason, then any prosecution that is not time-barred by the applicable statute of limitations on the date of the signing of this plea agreement (including any indictment or counts the Government has agreed to dismiss at sentencing pursuant to this plea agreement) may be commenced or reinstated against the defendant, notwithstanding the expiration of the statute of limitations between the signing of this plea agreement and the commencement or reinstatement of such prosecution. The defendant agrees to waive all defenses based on the statute of limitations with respect to any prosecution that is not time-barred on the date the plea agreement is signed.

**ACKNOWLEDGMENT OF GUILT AND VOLUNTARINESS OF PLEA**

The defendant acknowledges that he is entering into this agreement and is pleading guilty freely and voluntarily because he is guilty. The defendant further acknowledges that he is entering into this agreement without reliance upon any discussions between the Government and him (other than those described in the plea agreement letter), without promise of benefit of any kind (other than the concessions contained in the plea agreement letter), and without threats, force, intimidation, or coercion of any kind. The defendant further acknowledges his understanding of the nature of the offense to which he is pleading guilty, including the penalties provided by law. The defendant also acknowledges his complete satisfaction with the representation and advice received from his undersigned attorney. The defendant and his undersigned counsel are unaware of any conflict of interest concerning counsel's representation of the defendant in the case.

**SCOPE OF THE AGREEMENT**

The defendant acknowledges that this agreement is limited to the undersigned parties and cannot bind any other federal authority, or any state or local authority. The defendant acknowledges that no representations have been made to him with respect to any civil or administrative consequences that may result from this plea of guilty because such matters are solely within the province and discretion of the specific administrative or governmental entity involved. Finally, the defendant acknowledges that this agreement has been reached without regard to any civil tax matters that may be pending or which may arise involving him.

**COLLATERAL CONSEQUENCES**

The defendant understands that he will be adjudicated guilty of each offense to which he has pleaded guilty and will be deprived of certain rights, such as the right to hold public office, to serve on a jury, to possess firearms and ammunition, and in some states, the right to vote. Further, the defendant understands that if he is not a citizen of the United States, a plea of guilty may result in removal from the United States, denial of citizenship, and denial of admission to the United States in the future. The defendant understands that pursuant to section 203(b) of the

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 8 of 13*

Justice For All Act, the Federal Bureau of Prisons or the United States Probation Office will collect a DNA sample from the defendant for analysis and indexing. Finally, the defendant understands that the Government reserves the right to notify any state or federal agency by which he is licensed, or with which he does business, as well as any current or future employer of the fact of his conviction.

**SATISFACTION OF FEDERAL CRIMINAL LIABILITY; BREACH**

The defendant's guilty plea, if accepted by the Court, will satisfy the federal criminal liability of the defendant in the District of Connecticut as a result of his participation in the charged conspiracy to commit mail and wire fraud, which forms the basis of the Second Superseding Indictment in this case. After sentencing, the Government will move to dismiss Count Four of the Second Superseding Indictment as to the defendant because the conduct underlying the dismissed counts will have been taken into account in determining the appropriate sentence.

The defendant understands that if, before sentencing, he violates any term or condition of this agreement, engages in any criminal activity, or fails to appear for sentencing, the Government may void all or part of this agreement. If the agreement is voided in whole or in part, defendant will not be permitted to withdraw his guilty plea.

**NO OTHER PROMISES**

The defendant acknowledges that no other promises, agreements, or conditions have been entered into other than those set forth in this plea agreement, and none will be entered into unless set forth in writing, signed by all the parties.

This letter shall be presented to the Court, in open court, and filed in this case.

Very truly yours,


DEIRDRE M. DALY  
UNITED STATES ATTORNEY

  
\_\_\_\_\_  
DAVID T. HUANG  
SARAH P. KARWAN  
ASSISTANTS UNITED STATES ATTORNEY



*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 9 of 13*

The defendant certifies that he has read this plea agreement letter and its attachment(s) or has had it read or translated to him, that he has had ample time to discuss this agreement and its attachment(s) with counsel and that he fully understands and accepts its terms.

  
BRADFORD BARNEYS  
The Defendant

2/21/17  
Date

I have thoroughly read, reviewed and explained this plea agreement and its attachment(s) to my client who advises me that he understands and accepts its terms.

  
SEFTON BROWN, ESQ.  
Attorney for the Defendant

2/21/17  
Date

  
FRANCIS O'REILLY, ESQ.  
Attorney for the Defendant

2/21/17  
Date

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 10 of 13*

**STIPULATION OF OFFENSE CONDUCT**

The defendant and the Government stipulate to the following offense conduct that gives rise to the defendant's agreement to plead guilty to Count One of the Second Superseding Indictment:

At all relevant times, the defendant, Bradford Barneys ("Barneys"), was an attorney licensed to practice law in the state of Connecticut. Beginning in or around 2011 and continuing until at least 2014, the defendant, together with Timothy W. Burke, conspired to defraud homeowners who were in various stages of foreclosure. Barneys participated in dozens of meetings with Burke and with homeowners at Barneys's law offices in Bridgeport, Connecticut. Burke represented to homeowners, in Barneys's presence, that Burke would purchase their properties and presented to the homeowners quitclaim deeds, management agreements, indemnification agreements, and/or third party authorizations. At some point after Barneys began representing Burke in these meetings with homeowners, Barneys knew that Burke's representations to the homeowners were materially false because he knew that Burke had no intention of buying the properties and paying the outstanding mortgages on the properties. Nevertheless, Barneys continued to participate in these meetings and represented to homeowners and/or their representatives, in sum and substance, that these transactions were legitimate. When questioned by homeowners about the status of their sales, Barneys would assure them that their sales to Burke or one of his companies were progressing as Burke promised. Barneys also knew that, once Burke obtained the properties from the homeowners, he would rent them out to tenants. Barneys represented Burke and/or his companies in eviction proceedings against tenants. In furtherance of the conspiracy, Barneys mailed copies of documents to homeowners. The gain to Barneys as a result of the conspiracy was approximately \$72,606.50.


*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 11 of 13*

This written stipulation is part of the plea agreement. The defendant and the Government reserve their right to present additional relevant offense conduct to the Court in connection with sentencing.

  
BRADFORD BARNEYS  
The Defendant

  
DAVID T. HUANG  
SARAH P. KARWAN  
ASSISTANTS UNITED STATES ATTORNEY

  
SEFTON BROWN, ESQ.  
Attorney for the Defendant

  
FRANCIS O'REILLY, ESQ.  
Attorney for the Defendant

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 12 of 13*

**RIDER CONCERNING RESTITUTION**

The Court shall order that the defendant make restitution under 18 U.S.C. § 3663A. The order of restitution may include:

1. If the offense resulted in damage to or loss or destruction of property of a victim of the offense, the order of restitution shall require the defendant to:
  - A. Return the property to the owner of the property or someone designated by the owner; or
  - B. If return of the property is impossible, impracticable, or inadequate, pay an amount equal to:

The greater of -

    - (I) the value of the property on the date of the damage, loss, or destruction; or
    - (II) the value of the property on the date of sentencing, less the value as of the date the property is returned.
2. In the case of an offense resulting in bodily injury to a victim –
  - A. Pay an amount equal to the costs of necessary medical and related professional services and devices related to physical, psychiatric, and psychological care; including non-medical care and treatment rendered in accordance with a method of healing recognized by the law of the place of treatment;
  - B. Pay an amount equal to the cost of necessary physical and occupational therapy and rehabilitation; and
  - C. Reimburse the victim for income lost by such victim as a result of such offense;
3. In the case of an offense resulting in bodily injury that results in the death of the victim, pay an amount equal to the cost of necessary funeral and related services; and
4. In any case, reimburse the victim for lost income and necessary child care, transportation, and other expenses incurred during participation in the investigation or prosecution of the offense or attendance at proceedings related to the offense.

The order of restitution has the effect of a civil judgment against the defendant. In addition to the court-ordered restitution, the court may order that the conditions of its order of restitution be made a condition of probation or supervised release. Failure to make restitution as ordered may result in a revocation of probation, or a modification of the conditions of supervised release, or in the defendant being held in contempt under 18 U.S.C. § 3583(e). Failure to pay restitution may also result in the defendant's re-sentencing to any sentence which might

*Sefton Brown and Francis O'Reilly, Esq.*  
*February 21, 2017*  
*Page 13 of 13*

originally have been imposed by the Court. *See* 18 U.S.C. §§ 3614, 3613A. The Court may also order that the defendant give notice to any victim(s) of his offense under 18 U.S.C. § 3555.