

**IN THE UNITED STATES DISTRICT COURT FOR THE  
NORTHERN DISTRICT OF FLORIDA  
PANAMA CITY DIVISION**

**UNITED STATES OF AMERICA**

**v.**

**INFORMATION**

**PATRICIA LYNN SMITH**  
\_\_\_\_\_ /

5:16CR38-RH

**THE UNITED STATES ATTORNEY CHARGES:**

**COUNT ONE**

**A. INTRODUCTION**

At all times material to this Information:

1. Bank of America, National Association (“Bank of America”) was a financial institution, the deposits of which were insured by the Federal Deposit Insurance Corporation (“FDIC”).

2. Countrywide Home Loans, Inc. (“Countrywide”) was a mortgage lender. In or about January 2008, Bank of America acquired certain assets of Countrywide, which included certain mortgage loans.

3. First Horizon Home Loans, a division of First Tennessee Bank, National Association (“First Tennessee Bank”), was a mortgage lender. Mortgage loans issued by First Horizon Home Loans were funded by First Tennessee Bank, which was a financial institution, the deposits of which were insured by the FDIC.

4. JP Morgan Chase Bank, National Association (“JP Morgan Chase”) was a financial institution the deposits of which were insured by the FDIC.

5. Metlife Bank, National Association (“Metlife Bank”) was a financial institution the deposits of which were insured by the FDIC.

6. Wells Fargo Bank, N.A. (“Wells Fargo Bank”) was a financial institution the deposits of which were insured by the FDIC.

7. Northwest Florida Title Services, LLC (“Northwest Florida Title Services”) was registered in the State of Florida on or about April 24, 2006, with a principal place of business in Panama City Beach, Florida. Defendant **PATRICIA LYNN SMITH** was the registered agent and managing member of Northwest Florida Title Services.

8. The property known as 240 Arnold Road, Panama City Beach, Florida (“240 Arnold Road”), was located in the Northern District of Florida.

9. The property known as 2605 Mystic Lane, Panama City Beach, Florida (“2605 Mystic Lane”), was located in the Northern District of Florida.

10. The property known as 8700 Front Beach Road, Panama City Beach, Florida (“8700 Front Beach Road”), was located in the Northern District of Florida.

11. The property known as 2139 Dorothy Avenue, Panama City Beach, Florida (“2139 Dorothy Avenue”), was located in the Northern District of Florida.

## **B. THE CHARGE**

Between on or about October 1, 2007, and on or about February 1, 2009, in the Northern District of Florida and elsewhere, the defendant,

**PATRICIA LYNN SMITH,**

did knowingly and willfully conspire, combine, confederate, and agree with other persons to commit offenses against the United States, namely:

1. to devise a scheme to defraud and to obtain money and property by means of materially false and fraudulent pretenses, representations, and promises, and for the purpose of executing such scheme, did cause documents to be sent and delivered by the United States Postal Service and by any private and commercial interstate carrier, thereby affecting a financial institution, in violation of Title 18, United States Code, Section 1341; and

2. to execute and attempt to execute a scheme to obtain moneys owned by and under the custody and control of a federally insured financial institution, namely, Bank of America, First Tennessee Bank, JP Morgan Chase, Metlife Bank, and Wells Fargo Bank, by means of materially false and fraudulent pretenses, representations, and promises, in violation of Title 18, United States Code, Section 1344(2).

### C. MANNER AND MEANS

It was part of this conspiracy that:

1. In or about October 2007, defendant **PATRICIA LYNN SMITH** solicited Jason Chrzanowski to engage in a real estate venture with **SMITH**. That is, **SMITH** proposed Chrzanowski lend money to third party buyers for the third party buyers to purchase real estate. **SMITH** explained that in return for Chrzanowski loaning the money, Chrzanowski would be paid approximately a six-percent fee on the amount he loaned.

2. As a part of the scheme, recruiters solicited third party buyers to purchase residences located in the Northern District of Florida and elsewhere. The third party buyers would then enter into a contract to purchase the residence and, thereafter, apply for mortgage loans from mortgage lenders and financial institutions which included, but was not limited to, the following: Bank of America, First Tennessee Bank, JP Morgan Chase, Metlife Bank, and Wells Fargo Bank.

3. Defendant **PATRICIA LYNN SMITH** through Northwest Florida Title Services, acted as the title agent for the real estate closings. Once a closing date was scheduled, **SMITH** would send an e-mail to H.F., Jason Chrzanowski, and other conspirators notifying them of the closing date and the amount of cash the third party buyer needed for closing. Thereafter, Jason Chrzanowski sent

money via Federal Express to **SMITH** and Northwest Florida Title Services. **SMITH** would then deposit Chrzanowski's money into Northwest Florida Title Services' bank account.

4. As a part of the scheme, defendant **PATRICIA LYNN SMITH** caused the U.S. Department of Housing and Urban Development, Form HUD-1s ("HUD-1") to be prepared and submitted to the mortgage lenders and financial institutions, falsely representing that the third party buyers were providing money to purchase the properties.

5. Once the mortgage loans closed, defendant **PATRICIA LYNN SMITH** caused a portion of the mortgage loan proceeds to be wire transferred back to Jason Chrzanowski. This money consisted of the payment Chrzanowski fronted to act as the buyers' cash to close and the six-percent fee Chrzanowski had been promised. Subsequent thereto, Chrzanowski provided approximately ten-percent of his six-percent fee to **SMITH**. Following each of the closings, **SMITH** also caused a portion of the mortgage loan proceeds to be wired to recruiters, including H.F. and others.

6. Thereafter, because the third party buyers were not making payments on the mortgage loans, foreclosure proceedings were initiated on the properties.

All in violation of Title 18, United States Code, Section 1349.

## COUNTS TWO THROUGH SIX

### A. INTRODUCTION

The allegations contained in sections A and C of Count One are incorporated by reference as if fully set forth herein.

### B. THE CHARGE

On or about the dates listed below, in the Northern District of Florida and elsewhere, the defendant,

**PATRICIA LYNN SMITH,**

did knowingly and willfully execute and attempt to execute a scheme to obtain moneys owned by and under the custody and control of the financial institutions listed below, by means of materially false and fraudulent pretenses, representations, and promises, by submitting false HUD-1 Forms to financial institutions to purchase the properties listed below:

COUNT	CLOSING DATE	PROPERTY ADDRESS	FINANCIAL INSITUTION	TOTAL LOAN AMOUNT
TWO	5/29/08	240 Arnold Road, Unit B-3	Bank of America	\$392,000
THREE	6/24/08	2605 Mystic Lane, Unit P025	First Tennessee Bank	\$417,000
FOUR	7/24/08	8700 Front Beach Road, Unit 6106	JP Morgan Chase	\$414,500
FIVE	8/22/08	2139 Dorothy Avenue	Wells Fargo	\$199,920
SIX	9/10/08	8700 Front Beach Road, Unit 2309	Metlife Bank	\$341,190

In violation of Title 18, United States Code, Sections 1344(2) and 2.

**CRIMINAL FORFEITURE**

The allegations contained in Counts One through Six of this Information are hereby realleged and incorporated by reference for the purpose of alleging forfeiture. From her engagement in the violations alleged in Counts One through Six of this Information, the defendant,

**PATRICIA LYNN SMITH,**


shall forfeit to the United States, pursuant to Title 18, United States Code, Section 982(a)(2), any and all of the defendant's right, title, and interest in any property real and personal, constituting and derived from, proceeds obtained, directly and indirectly, as a result of such violations.

If any of the property described above as being subject to forfeiture, as a result of acts or omissions of the defendant:

- i. cannot be located upon the exercise of due diligence;
- ii. has been transferred, sold to, or deposited with a third party;
- iii. has been placed beyond the jurisdiction of this Court;
- iv. has been substantially diminished in value; or
- v. has been commingled with other property that cannot be subdivided without difficulty,

it is the intent of the United States, pursuant to Title 21, United States Code,

Section 853(p), as incorporated by Title 18, United States Code, Section 982(b)(1),  
to seek forfeiture of any other property of the defendant up to the value of the  
forfeitable property.

  
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CHRISTOPHER P. CANOVA  
United States Attorney

12/21/16  
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DATE

  
\_\_\_\_\_  
TIFFANY H. EGGERS  
Assistant United States Attorney

12/21/16  
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DATE