

From: Barbara A Jackson
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Proposal: Regulation Z - Truth In Lending Act
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Name: Barbara A Jackson
Affiliation:
Category of Affiliation:
Address:
City:
State:
Country: UNITED STATES
Zip:
PostalCode:

Comments:

For reasons, set forth below, RATHER THAN reduce property owner safeguards, LAWMAKERS SHOULD take notice of the critical need to DO even more to ensure fairness and rule of law!!! Scores of homeowners do not contest foreclosures because: 1. They don't have knowledge of the law in order to recognize which aspects of foreclosure are legally challengeable or even fraudulent. 2. Even those who identify wrongdoing, lack funds to pay for attorneys to represent them. 3. Homeowners are told to come to foreclosure auctions with money that they do not have, so they stay away from foreclosure auctions. These homeowners are oblivious about sometimes "straw buyers" and sometimes lawyers in charge of foreclosures, obtaining illegal ownership of people's homes, and pay literally nothing through "credit bids;" and that those recorded deeds from such auctions are Null! For these very reasons, there needs to be a probe of lawyers who file foreclosures. Also, the average lay person doesn't know about legal requirements of "standing" that prevents their homes from being repossessed via non-existent lenders, or via lenders who have no ownership of promissory notes. Yet, courts are supposed to enforce "standing" and compliance with established laws! Illegal, defective, fraudulent foreclosure causes useless deeds for property sales; title insurance denials -and more! Further, after certain foreclosure auctions (via simulation) result in fraudulent -NOT lender acquisitions, by lawyers or straw buyers, the common scenario becomes property flipping, neighborhood blight, rodents, and so on! *Sample of fraudulent foreclosure acts: -Deliberately use defunct lenders, lenders without "standing" for false civil and bankruptcy foreclosure proceedings -Create and conceal malpractice foreclosure delays and engineer billable litigation -Orchestrate sham foreclosure auctions; property never acquired by lenders, but 'straw buyers' -Commit actionable wrongs (unfair debt collection, fraud, various torts) that create lawsuits - Foreclosures naming defunct lenders, illegally recorded property deeds, flipping, blighted communities -Unconscionably create false deficiency judgments against property owners after

straw buyers acquire homes for pennies on the dollar -Intentionally false
Bankruptcy court "Motion to Lift" and "Proof of Claim" on behalf of
non-existent lenders which conceals fact of a "non-secured" mortgage debt
-Involved in fraudulent collection of property damage insurance, as well as
mortgage-default insurance - Fraudulent foreclosures abet loss of property
taxes to city revenue, and invites rodents, vagrants - Thousands of families
made unlawfully homeless from null foreclosure proceedings Foreclosure lawyers
are officers of the court. Lawyers are required to know applicable laws and
civil procedure. This knowledge is not required of mortgage lenders, nor loan
servicers. *more @ Request for Congressional Foreclosure Panel to Examine
Foreclosure Lawyers [http://www.
change.org/petitions/view/request_for_congressional_foreclosure_panel_to_examine
_foreclosure_lawyers#](http://www.change.org/petitions/view/request_for_congressional_foreclosure_panel_to_examine_foreclosure_lawyers#)