

FILED by S.M. D.C.  
**MAY 08 2008**  
STEVEN M. LARIMORE  
CLERK U.S. DIST. CT.  
S.D. OF FLA. - V.R.B.

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF FLORIDA

CASE NO. **08-80042-CR-MIDDLEBROOKS/JOHNSON**

18 U.S.C. 1014  
18 U.S.C. 1341  
18 U.S.C. 1349  
18 U.S.C. 1957  
18 U.S.C. 2

UNITED STATES OF AMERICA

vs.

BERRY LOUIDORT  
RALPH MICHEL and  
LAUREN JASKY,

Defendants.

\_\_\_\_\_ /

**INDICTMENT**

THE GRAND JURY CHARGES THAT:

**GENERAL ALLEGATIONS**

At all times material to this Indictment:

1. On or about January 2, 2002, Compass Mortgage Services Inc. ("Compass Mortgage") was incorporated in the State of Florida. Compass Mortgage's principal place of business and mailing address was listed as 7015 Beracasa Way, Ste 104, Boca Raton, Fl. 33433.
2. Defendant LAUREN JASKY was Senior-Vice President at Compass Mortgage.
3. Defendant BERRY LOUIDORT was employed at Compass Mortgage.

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4. B & R Castlee Property Management, LLC ("B & R Property Management") was registered with the Florida Secretary of State using the address of 1055 Grove Park Circle, Boynton Beach, Florida, which was the residence of defendant BERRY LOUIDORT. According to the filing, defendant BERRY LOUIDORT was listed as president and defendant RALPH MICHEL was listed as manager.

5. On or about September 5, 2006, a bank account in the name of B & R Property Management was established with Bank of America. Defendants BERRY LOUIDORT and RALPH MICHEL were the designated signatories on the account.

6. JP Morgan Chase Bank, NA ("JP Morgan Chase") was a financial institution in Tampa, Florida which was a member of the Federal Deposit Insurance Corporation ("FDIC"). JP Morgan Chase granted mortgages to home buyers after receiving loan application packages, which often contained verification of employment, verification of deposit and occupancy certification from the borrowers.

7. First Bank, was a financial institution in Crevecoeur, Missouri which was a member of the FDIC.

**COUNT 1**  
**(Conspiracy to Commit Bank Fraud and Mail Fraud)**

8. The general allegations at paragraphs 1 through 7 are realleged and incorporated by reference as though fully set forth herein.

9. From at least as early as September 2006, the exact date being unknown to the Grand Jury and continuing through at least April of 2008, in Palm Beach County, in the Southern District of Florida of Florida, and elsewhere, the defendants,

**BERRY LOUIDORT,**

**RALPH MICHEL, and  
LAUREN JASKY,**

did knowingly and willfully combine, conspire, confederate, agree and reach a tacit understanding with each other, and other persons known and unknown to the Grand Jury, to commit certain offenses against the United States, namely:

- a. bank fraud, in violation of Title 18, United States Code, Section 1344; and
- b. mail fraud, in violation of Title 18, United States Code, Section 1341.

**PURPOSE AND OBJECT OF THE CONSPIRACY**

10. It was the purpose and object of the conspiracy for the defendants to unlawfully enrich themselves by causing the submission of false and fraudulent loan applications and closing documents in order to obtain fees in connection with the purchase of real property.

**MANNER AND MEANS OF THE CONSPIRACY**

The manner and means by which the defendants and their co-conspirators sought to accomplish the purpose and object of the conspiracy included, among others, the following:

11. Defendants BERRY LOUIDORT, RALPH MICHEL and others recruited "straw" buyers to submit loan applications through Compass Mortgage for the purchase of real property.
12. Defendants BERRY LOUIDORT, RALPH MICHEL and LAUREN JASKY caused materially false information to be submitted in loan applications in connection with the purchase of real property by the "straw" buyers. The false information included verification of employment, verification of deposit and occupancy certification from the "straw" buyers.
13. As part of the conspiracy, bank accounts controlled by defendants BERRY LOUIDORT and RALPH MICHEL were listed in loan documents as belonging to "straw" buyers.

Bank accounts controlled by BERRY LOUIDORT and RALPH MICHEL were also used to fund the down payment at the closing of the real estate transactions.

14. Defendants BERRY LOUIDORT, RALPH MICHEL and LAUREN JASKY caused loan proceeds to be paid by closing agents as "assignment/marketing fees" to themselves or B & R Property Management in connection with the real estate purchases by the "straw" buyers.

15. Defendant LAUREN JASKY caused loan proceeds to be paid by closing agents as "loan origination fees," "loan processing fees" and "Yield Spread Premiums" to Compass Mortgage in connection with the real estate purchases by the "straw" buyers.

All in violation of Title 18, United States Code, Sections 1349 and 2.

**COUNTS 2-11**  
**(False Loan Applications)**

16. The allegations at paragraphs 1 through 7 and 9 through 15 are realleged and incorporated by reference as though fully set forth herein.

17. On or about the dates specified below, at Palm Beach County, in the Southern District of Florida, and elsewhere, the defendants listed below, did knowingly make false statements and reports, or willfully overvalued land, property and security, for the purpose of influencing the actions of the banks specified below, which were financial institutions, the accounts of which were insured by the FDIC, in connection with an application or loan as more particularly described in each count below:

Count	Date	Defendant	Application or Loan
2	2/26/07	Berry Loudort, and Ralph Michel	<u>False application documents</u> Loan Application Package F.O. for property located at 8769 Wellington View Dr., Lake Worth, Florida submitted to JP Morgan Chase NA contained false information regarding the borrower's

			employment, bank account assets and income.
3	2/26/07	Berry Loudort, and Ralph Michel	<u>False closing documents</u> The closing documents for property located at 8769 Wellington View Dr., Lake Worth, Florida submitted to JP Morgan Chase NA stated that F.O. provided the down payment for the property.
4	1/12/07	Lauren Jasky, Berry Loudort, and Ralph Michel	<u>False application documents:</u> Loan Application Package N.T. for property located at 6039 Walnut Hill Dr., Lake Worth, Florida submitted to First Bank contained false information regarding the amount of N.T.'s income.
5	2/28/07	Lauren Jasky, Berry Loudort, and Ralph Michel	<u>False application documents:</u> Loan Application Package N.T. for property located at 6039 Walnut Hill Dr., Lake Worth, Florida submitted to JP Morgan Chase NA contained false information regarding N.T.'s employer and income.
6	4/09/07	Berry Loudort, and Ralph Michel	<u>False application documents</u> Loan Application Package S.L. for property located at 11646 Sunrise View Lane, Wellington, Florida submitted to JP Morgan Chase NA contained false information regarding the intended use of the property as a primary residence, and the borrower's employer, income, and bank account assets.
7	4/09/07	Berry Loudort, and Ralph Michel	<u>False closing documents</u> The closing documents for property located at 11646 Sunrise View Lane, Wellington, Florida submitted to JP Morgan Chase NA stated that S.L. provided the down payment for the property.
8	4/23/07	Berry Loudort and	<u>False application statements</u> Loan Application Package W.M. for property located at 10581

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		<b>Ralph Michel</b>	Versailles Blvd., Lake Worth, Florida submitted to JP Morgan Chase NA contained false information regarding the intended use of property as a primary residence, and the borrower's employer, income and bank account assets.
9	4/23/07	<b>Berry Loudort and Ralph Michel</b>	<u>False closing documents</u> the closing documents for W.M. for property located at 10581 Versailles Blvd., Lake Worth, Florida submitted to JP Morgan Chase NA stated that W.M. provided the down payment for the property.
10	6/20/07	<b>Berry Loudort and Ralph Michel</b>	<u>False application statements</u> Loan Application Package J.D. for property located at 16218 Rosecroft Terrace, Delray Beach, Florida submitted to JP Morgan Chase NA contained false information regarding the borrower's employer, income and bank account assets.
11	6/20/07	<b>Berry Loudort and Ralph Michel</b>	<u>False closing documents</u> The closing documents for J.D. for property located at 16218 Rosecroft Terrace, Delray Beach, Florida submitted to JP Morgan Chase NA stated that J.D. provided the down payment for the property.

All in violation of Title 18, United States Code, Sections 1014 and 2.

**COUNT 12**  
**(Mail Fraud)**

18. The allegations at paragraphs 1 through 7, 9 through 15, and 17 are realleged and incorporated by reference as though fully set forth herein.

19. From in or about May 2007, to in on or about July 2007, at Palm Beach County, in the Southern District of Florida, and elsewhere, the defendants,

**BERRY LOUIDORT,  
RALPH MICHEL, and  
LAUREN JASKY,**

did knowingly and willfully devise and intend to devise a scheme and artifice to defraud and for obtaining money and property by means of materially false and fraudulent pretenses, representations and promises knowing that the pretenses, representations and promises were false when made, as more particularly described in paragraphs 8 through 15 of this Indictment, which are realleged and incorporated by reference herein.

**ACTS IN EXECUTION OF THE SCHEME AND ARTIFICE TO DEFRAUD**

20. On or about June 19, 2007, the defendants, for the purpose of executing and in furtherance of the aforesaid scheme and artifice to defraud and for obtaining money and property by means of materially false and fraudulent pretenses, representations and promises, and attempting to do so, did knowingly cause to be delivered by the United States Postal Service or by private or commercial interstate carrier, according to the directions thereon, matters and things, namely, a warranty deed for property located at 10577 Versailles Boulevard, Lake Worth, Florida.

All in violation of Title 18, United States Code, Sections 1341 and 2.

**Counts 13-14**  
**(Money Laundering 18 USC § 1957)**

21. The allegations at paragraphs 1 through 7, 9 through 15, and 17 are realleged and incorporated by reference as though fully set forth herein.

22. On or about the dates specified below, at Palm Beach County, in the Southern District of Florida and elsewhere, the defendants enumerated below, did knowingly engage and attempt to engage in a monetary transaction, as specified below, affecting interstate and foreign commerce, by and through a financial institution, in criminally derived property of a value greater than \$10,000, such property having been derived from a specified unlawful activity, that is, fraudulent loan and

credit applications, and mail fraud, in violation of Title 18, United States Code, Sections 1014 and 1341, as more fully described below:

Count	Date	Defendant	Monetary Transaction
13	7/26/2007	Berry Loudort	Palm Beach County Credit Union cashiers check #18946 in the amount of \$49,000 payable to Mercedes Benz of Palm Beach.
14	5/29/2007	Ralph Michel	Bank of America cashiers check #5485940 in the amount of \$43,000 payable to Land Rover of Palm Beach.

All in violation of Title 18, United States Code, Sections 1957 and 2.

### FORFEITURE

As a result of the foregoing offenses alleged in Counts 1 through 14 of this Indictment, defendants **BERRY LOUIDORT, RALPH MICHEL, and LAUREN JASKY** shall forfeit to the United States any and all property constituting or derived from any proceeds said defendants obtained directly or indirectly as a result of the said violations, pursuant to Title 18, United States Code, Section 982 including but not limited to, the following:

1. \$6,500,000 in United States currency, the proceeds of the above alleged fraud;
2. A black, 2008 Mercedes Benz, vehicle identification number WDDNG71X58A162353, Florida license plate C66 3YK;
3. A white, 2007 Land Rover-Range Rover, vehicle identification number SALME15487A258638, Florida license plate W66 4HG;
4. A certificate of deposit with account number 01372052782872 maintained at Wachovia Bank N.A in the name of Ralph Michel.



If any of the forfeitable property described in the forfeiture section of this Indictment, as a result of any act or omission of said defendants:

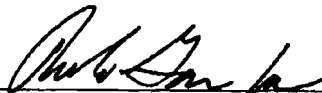
- (a) cannot be located upon the exercise of due diligence;
- (b) has been transferred or sold to, or deposited with, a third person;
- (c) has been placed beyond the jurisdiction of the Court;
- (d) has been substantially diminished in value; or
- (e) has been commingled with other property which cannot be subdivided without difficulty;


it is the intent of the United States, pursuant to Title 18, United States Code, Section 982(b) and Title 21, United States Code, Section 853(p), to seek forfeiture of any other property of said defendants up to the value of the above forfeitable property.

By virtue of the commission by the defendants **BERRY LOUIDORT, RALPH MICHEL, and LAUREN JASKY** of the felony violations of Title 18, United States Code, Sections 1014, and 1957 charged in Counts 1 through 14 of this Indictment, any and all interest the defendants **BERRY LOUIDORT, RALPH MICHEL, and LAUREN JASKY** have in the above-described property is vested in the United States and hereby forfeited to the United States pursuant to Title 18, United States Code, Section 982.

A TRUE BILL

FOREPERSON

  
 \_\_\_\_\_  
 R. ALEXANDER ACOSTA  
 UNITED STATES ATTORNEY

  
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 LOTHROP MORRIS  
 ASSISTANT UNITED STATES ATTORNEY