



Date Rec. 2-7-08
 Case No.: 2008-1492
 Date Closed 2-21-08
 OFFICE USE ONLY

Texas Department Of Banking Residential Mortgage Fraud Report

Please read the following carefully:

Please print and use black ink to complete this form. It is very important that you complete the form in its entirety. Pursuant to **Government Code §402.031 (b)**, any financial institution or person that makes a voluntary report of any possible violation of law or regulation to an authorized governmental agency shall not be liable to any person under law or regulation of the state or United States for such report. **Please note**, you may not notify any entity or person involved in the fraudulent activity that the activity has been reported.

Please mail or fax all correspondence to:

Texas Department of Banking
 Attention: Consumer Assistance Activities
 2601 N. Lamar Blvd.
 Austin, Texas 78705-4294

Fax: 512-475-1313

RECEIVED
 FEB 07 2008
 DEPARTMENT OF BANKING
 AUSTIN, TEXAS

Your Contact Information:

Name:	MARK W. WELLS		
	First	Middle	Last
Address:	16660 Dallas Parkway, Suite 1700 Dallas, TX 75248		
	Street	City	State Zip
Daytime Phone:	(972) 735-1000	Evening Phone:	() NA
Alt. Phone:	() NA	Fax:	(972) 735-1009
Are you the borrower?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if no, please explain in your statement below)	
If you are not the borrower, please identify the borrower		Suspect is not a borrower	
How did you hear about us?	<input type="checkbox"/> My Bank Web Site <input type="checkbox"/> Privacy Notice from My Bank <input type="checkbox"/> Friend/Neighbor <input type="checkbox"/> Referred by Another Agency <input type="checkbox"/> Legislative Representative <input checked="" type="checkbox"/> Other		

Individual or Entity you are reporting:

Name of Individual and/or Entity Suspected of Fraud:		
Individual Name: STEPHEN GLENN YOUNT		
Entity: RELATED TO SHERBRIDGE FUNDING CO & CREATIVE MORTGAGE CO.		
Address: 2141 Ironside Drive Plano, TX 75075		
	Street	City State Zip
Contact number	Phone: (214) 906 - 0551	Alt. Phone 972) 596 - 8399
Date of mortgage loan:	NA	

General Transaction Information:

1. Did you voluntarily enter into a written agreement with person or entity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other
2. Did you sign a loan contract or agreement of any kind with a lender or person you are reporting? If yes, please provide a copy of the document.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other Deposit Agreement
3. Amount(s) in question:	\$1,050,000 and \$976,825
4. Have you addressed your concerns with the person or lender?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Suspect Information was gathered for the appropriate filing of the Suspicious Activity Report (SAR) submitted to FinCEN. Other parties involved with these transactions include borrowers of Grand Bank. Information on individuals is as follows:

Mr. Jerry Rassamni currently resides at 6308 Carlton Court, McKinney, Texas 75070. At the time of loan application, previous address was 1526 Fallcreek Court, Allen, Texas 75002. His present occupation is a business consultant.

Accounts related to the construction loan for Mr. Rassamni includes loan # _____ in the amount of \$1,050,000.00 and the construction funding account in the name of Sherbridge Funding Company deposit account # _____

Ms. Mary Tilger resides at 2633 Ventura Court, Red Oak, Texas 75154. At the time of the loan application, she was renting. Her present occupation is a Marketing Consultant. Accounts related to the construction loan for Ms. Tilger includes loan # _____ in the amount of \$976,825.00 and the construction funding account in the name of Sherbridge Funding Company deposit account # _____

The original construction note # _____ granted to Jerry Rassamni is dated January 12, 2007 in the amount of \$1,050,000. The loan was provided for the construction of a new personal residence for Mr. Rassamni. The home was not completed during the one year term. As a result, the financial institution requested updated financial information from the borrower, Mr. Rassamni, in order to discuss renewing the loan. Grand Bank lender provided copies of the December 29, 2006 loan application and financial documents originally provided by Steve Yount to Mr. Rassamni via Fed-Ex per his request. After receiving these copies, Mr. Rassamni contacted Grand Bank at 4:30p.m on January 10, 2008. He scheduled a meeting with Grand Bank lenders for 4:00p.m. on January 11, 2008. He indicated that he was bringing an attorney-friend who works for a title company to also attend the meeting. Mr. Rassamni stated that a discrepancy exists with the financial information disclosed on the December 29, 2006 loan application. Mr. Rassamni also informed Grand Bank that he has moved into another residence located at 6308 Carlton Court, McKinney, Texas and has no plans to reside at the property that is located at 6 Northstar Drive in Celina, Texas.

At the meeting held at Grand Bank on January 11, 2008, Mr. Rassamni informed Grand Bank of the inaccurate information disclosed on the 2005 personal tax return provided and submitted to the bank by mortgage broker, Stephen Glenn Yount (Steve). At that time, Grand Bank was also made aware that contrary to the loan application submitted by Steve Yount and signed by Jerry Rassamni, the residence under construction financed by Grand Bank would not be the new personal residence of Mr. Rassamni and that the reported income information was incorrect.

After this meeting, Grand Bank thoroughly reviewed credit file, collateral file and deposit records (Account #) related to this construction loan. These reviews encompassed information dating back to the inception of the construction loan.

Mr. Rassamni signed various Construction Certificate, Draw Request and Application for Advance forms throughout the term of the loan. The borrower specifies the amount to be funded and designates the location for the funds to be deposited. Copies of all construction draws funded were mailed to Mr. Rassamni at 1526 Fallcreek Ct, Allen, TX 75002. Documentation is retained at the bank. All funds were deposited to Sherbridge Funding, Inc. which is controlled by Steve Yount and located at 5343 Spring Valley Road, Dallas, Texas 75254. Our research further indicates that the signature of Mr. Rassamni on several draw requests was inconsistent with his signature on the construction note. Grand Bank also determined that funds paid from the loan proceeds out of the designated deposit account were used for other purposes including funds paid to County Line Custom Homes, Plains Capital, and Countrywide. Supporting documentation is retained at Grand Bank.

Grand Bank was also made aware through the meeting with Jerry Rassamni on January 11, 2008 that Acacia Custom Homes, LLC was replaced as the builder by County Line Custom Homes, Inc. This change of builder was facilitated by Steve Yount without Grand Bank's knowledge.

The review of the Sherbridge Funding account also reflects a payment of \$25,000.00 payable to Mr. Rassamni. When asked about this payment, Mr. Rassamni indicated that he thought it was payment for a loan he had granted to Steve Yount earlier in 2006. He said he did not realize the funds had been drawn from his construction proceeds at Grand Bank.

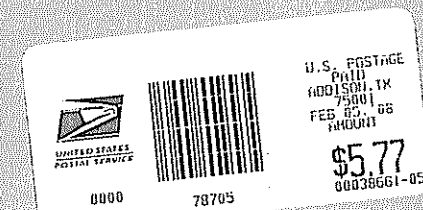
Steve Yount was also the Mortgage Broker on the construction loan for Mary W. Tilger with a note date of December 14, 2006 in the amount of \$976,825. Ms. Tilger signed various Construction Certificate, Draw Request and Application for Advance forms throughout the term of the loan. The borrower specifies the amount to be funded and designates the location for the funds to be deposited. Copies of all construction draws funded were mailed to Ms. Tilger at 2633 Ventura Ct., Red Oak, TX 75154. Documentation is retained at the bank. All funds were deposited to Sherbridge Funding, Inc. which is controlled by Steve Yount. Our research further indicates that the signature of Ms. Tilger on several draw requests was inconsistent with her signature on the construction note. Grand Bank also determined that funds paid from the loan proceeds out of the designated deposit account were used for other purposes including funds paid to County Line Custom Homes, Plains Capital Bank, Steve Yount, and Mary Tilger. Supporting documentation is retained at Grand Bank.

Grand Bank requested a meeting with Ms. Tilger to discuss potential discrepancies with the signature on the loan application and Construction Draw request forms submitted to Grand Bank. When asked about the signature, Ms. Tilger stated that she did not sign the application and draw requests but granted permission to Steve Yount to sign her name on the loan application and draw request forms at a later date.

Grand Bank conducted a lien search through a certified title company which revealed mechanic liens totaling \$33,473.00 payable to four separate contractors. After meeting with Ms. Tilger on January 14, 2008, Ms. Tilger informed Grand Bank that she did not plan on occupying the subject property at 545 Orions Way, Celina, TX 75009. She stated the home was for investment purposes and would be sold upon completion.

In reviewing the transactions within the Sherbridge Funding Account, Grand Bank found checks in the amount of \$3,125.00 sent to Ms. Tilger monthly out of the construction account. These amounts totaled \$21,875. Ms. Tilger stated that she has received \$30,000.00 and that these payments were provided to pay off another loan used to buy a certificate of deposit pledged to the Grand Bank loan. However, Ms. Tilger said she did not realize that these payments were funded from her construction loan proceeds with Grand Bank.

Grand Bank
16660 Dallas Parkway, Suite 1700
Dallas, Texas 75248



Texas Department of Banking
Attn: Consumer Assistance Activities
2601 N. Lamar Blvd.
Austin, Texas 78705-4294

RETURN RECEIPT
REQUESTED

