

NATI NEWSWIRE

SENIOR SAFETY ISSUES

AARP: When You Are Struggling to Make Mortgage Payments *(Truncated)*

Many borrowers are struggling to make their mortgage payments. It may be because they were attracted to an adjustable rate mortgage (ARM) that at first had affordable monthly payments. Now that the interest rate has adjusted upward, the only direction most ARMs are headed these days, the homeowner can't make the new higher payments. If you have that sinking feeling, there are some things that you can do to save your home.

- If it is not too late, refinance. Ask if you are eligible for a Federal Housing Authority (FHA) insured loan. FHA lenders are required to follow foreclosure prevention procedures designed to assist the homebuyer in keeping his or her home through rough times.
- Talk to your lender, the sooner the better. Most lenders may be willing to work with you set up a new payment plan.
- Talk with a credit counselor. Good counselors should sit down with you—preferably face-to-face—to help you work out a budget and find ways to manage your mortgage payments.
- Talk with a housing counselor. HUD supports some housing counseling agencies that provide free assistance about how to keep your home out of foreclosure.
- Sell and downsize. This may sound painful but you can try to sell your home, pay off the mortgage and use your remaining equity to purchase a more affordable place to live. This is better than losing your home and all of your equity.
- Consider bankruptcy. Talk with a bankruptcy lawyer to find out if bankruptcy might be the better way to save your home.

Watch for False Help

Watch out for predators who want to take advantage of homeowners who are falling behind in their payment or are at risk of foreclosure. According to the National Consumer Law Center, foreclosure rescue scams come in at least three versions:

Phantom help: The "rescuer" charges outrageous fees for a few phone calls or some paperwork that the homeowner could easily do, none of which results in saving the home. This predatory scam gives homeowners a false sense of hope and prevents them from seeking qualified help.

The lease/buy back: In this scam, homeowners are deceived into signing over title with the belief that they will be able to remain in the house as a renter and eventually buy it back over time. The terms of these scams are so onerous that the buy-back becomes impossible, the homeowner gets evicted, and the "rescuer" walks off with most or all of the equity.

The bait-and-switch: The homeowners think they are signing documents to bring the mortgage current, but instead actually signing over the deed to their home. They usually don't even know they've been scammed until they're evicted.

SENIOR CITIZENS - POLICE WORK UP CLOSE **THE SAGINAW NEWS**

CARO -- Thirty senior citizens have graduated from the first-ever Joint Senior Citizen Police Academy in Huron and Tuscola counties.

The nine-week academy highlighted topics such as county government, the court system and law enforcement operations, said Huron County Sheriff Kent D. Tibbits.

A highlight of the academy was a mock trial in Huron County Circuit Court, he said.

Judge M. Richard Knoblock presided over the trial. Court staffers, Prosecutor Mark J. Gaertner and defense attorney David B. Herrington worked with academy participants to orchestrate a robbery trial that gave students first-hand knowledge of how the court system works.

Upon completion of the courses, graduates can participate in volunteer administrative opportunities at the sheriff's departments in Huron and Tuscola counties. v

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15 years for embezzling Bingo funds

(FRANKFORT, Ky.) A Clarksville, Tennessee woman has been sentenced to 15 years in prison after her guilty plea to embezzling nearly \$280,000 from the Guthrie Senior Citizen Centers bingo operation. Todd Circuit Judge Tyler Gill rejected a plea agreement that would have kept Paula Terrones out of jail.

She pleaded March 7th to five counts in a 264-count indictment. The plea agreement called for a sentence of five years on each of five counts, to be served concurrently and probated for five years, or until the stolen money was repaid. However, during the final sentencing, Judge Gill ordered Terrones to 15 serve years.

Terrones was a bookkeeper for the Guthrie Senior Citizen Center. An investigation by the Office of Charitable Gaming found that Terrones altered checks to other payees, substituting her name after the checks were approved by the organizations officers. An audit showed she altered 131 checks between July 2003 and September 2005 when she quit. A Todd County Grand Jury indicted her in July 2006 on 131 counts of second degree forgery and 131 counts of theft by unlawful taking.

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EMBEZZLER ORDERED TO REPAY MORE THAN \$400K

By Lynn Turner

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Actions speak louder than words or sobs, Kalamazoo County Circuit Judge Gary C. Giguere Jr. told Alberta Banks.

Banks, 57, of Wimbleton Way, stood before the judge Monday afternoon, having pled guilty to embezzlement from a vulnerable adult from June 2003 to November 2004 in Portage.

The woman Banks took money from, Mildred Riedell-Guimond, of Portage, died April 15, 2004, at age 86. But not before Banks took hundreds of thousands of dollars from her.

"You can tell a lot about someone in the way they treat someone who's weak," Giguere said as Banks sobbed softly into a tissue.

Reading from a presentencing interview statement, Giguere noted that Banks said she only pleaded guilty to be done with the situation and questioned the ability of her attorney. Only a short time before, Banks had stood before the judge and claimed responsibility for her actions.

At this point, Giguere said, he could only conclude she was lying when she pleaded to the charge and committed perjury, or didn't feel "genuine remorse and understanding of her actions."

Candy Keysor-Oudman, an attorney who sorted out the paper trail that led to Banks, said that at one point Riedell-Guimond put about \$175,000 into an account Banks could access. Within four months, only \$55,000 was left.

Banks was sentenced to repaying \$423,090.71 in victim restitution, five years of probation and was ordered to enter the Kalamazoo Probation Enhancement Program. She was also ordered not to run her own business, not to have direct access to someone else's money and to not be around anyone older than age 65 -- unless it is a relative -- without her probation officer's permission.

Banks asked for forgiveness, saying she never meant to hurt anyone and it would never happen again. Working in home health care was all she has ever done.

"The fact that all you know is home health aid doesn't go far with me," Giguere said. "I'm not impressed with your honesty."

Mortgage executive must pay \$6.7 million for fraud

A former mortgage company executive was ordered to repay \$6.7 million to lenders and the elderly, minority and bad-credit clients he defrauded.

Tony Daniloo, the former president and CEO of Modesto-based DreamLife Financial, was sentenced last month to seven and a half years in federal prison after pleading guilty to 122 counts of fraud and money laundering.

"This is full restitution," said Assistant U.S. Attorney Michael Wang. "Essentially, every dollar of loss, (Daniloo) has to pay back." It still isn't clear how many victims are owned money, Wang said Monday.

Two weeks ago, Daniloo was ordered to repay East Bay victims \$1.34 million for a scheme he ran there before moving to Turlock in 2003, where he bilked friends, neighbors, an Alzheimer's patient and others out of millions of dollars, according to lawsuits.

Daniloo admitted to using the identities of his father and father-in-law to buy houses and steal the new loans.

Information from: The Modesto Bee,
<http://www.modbee.com>

A.G. To Form Elder Financial Abuse Task Force

Posted by [kquillen](#)

Louisiana Attorney General Charles C. Foti Jr. said today that he will form an Elder Financial Abuse Task Force that will work to increase awareness about financial exploitation of the elderly and implement stronger elder financial exploitation legislation. "The elderly have always held a special place in my heart," Foti said. "I am pleased that agencies and associations across our state have joined together to work to protect one of our most vulnerable populations -- our elderly. Working together we will get the word out on how to recognize and report elder financial abuse."

Funding Opportunity for your Program

RMS and NATI provide funding opportunities for Triads, Domestic Violence, and other projects. To participate, RMS requests that your organization collect used cell phones and contact them at: **911CellphoneBank.com** or **terrih@sheriffs.org** RMS pays for shipping phones to them and returns usable cell phones to: law enforcement, senior programs, and domestic violence organizations—to provide cell phones to those in need in your community. Salable phones are recycled, with funds being returned to your organization. Contact RMS or NATI today.

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