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UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

Bureau of Consumer Financial Protection, )  
Plaintiff, )  
vs. )  
Certified Forensic Loan Auditors, LLC; )  
Andrew Lehman; and Michael Carrigan, )  
Defendants. )

Case No.: 2:19-cv-07722-ODW (JEMx)  
STIPULATED FINAL JUDGMENT AND  
ORDER AS TO DEFENDANT  
MICHAEL CARRIGAN

The Bureau of Consumer Financial Protection (“Bureau”) commenced this civil action on September 5, 2019 to obtain injunctive relief, restitution, and civil penalties from Certified Forensic Loan Auditors, LLC (CFLA), Andrew Lehman, and Michael Carrigan. The Complaint alleges violations of sections 1031(a) and 1036(a) of the Consumer Financial Protection Act of 2010 (“CFPA”), 12 U.S.C. §§ 5531(a), 5536(a)(1)(A), and Regulation O, 12 C.F.R. §§ 1015.3(c) and 1015.5(a) (2011) against CFLA and Lehman in connection with their offering, advertising, marketing, and selling of purported financial-advisory and mortgage-assistance-relief services, and against

1 Defendant Michael Carrigan in connection with his substantial assistance in furtherance  
2 of CFLA's and Lehman's unlawful conduct.

3 The Bureau and Defendant Carrigan, agree to entry of this Stipulated Final  
4 Judgment and Order ("Order"), without adjudication of any issue of fact or law, to settle  
5 and resolve all matters in dispute arising from the conduct alleged in the Complaint.  
6

7 **THEREFORE, it is ORDERED:**

8 **FINDINGS**

9 1. This Court has jurisdiction over the parties and the subject matter of this  
10 action and venue is proper in this jurisdiction under 28 U.S.C. § 1391(b) and (c), and 12  
11 U.S.C. § 5564(f).

12 2. The Complaint alleges claims upon which relief may be granted.

13 3. The relief provided in this Order is appropriate and available pursuant to  
14 sections 1054 and 1055 of the CFPA, 12 U.S.C. §§ 5564 and 5565.

15 4. Defendant Carrigan waives all rights to seek judicial review or otherwise  
16 challenge or contest the validity of this Order and any claim he may have under the Equal  
17 Access to Justice Act, 28 U.S.C. § 2412, concerning the prosecution of this action to the  
18 date of this Order. Each Party agrees to bear its own costs and expenses, including,  
19 without limitation, attorneys' fees.

20 5. Defendant Carrigan neither admits nor denies any allegations in the  
21 Complaint, except as specified in this Order. For purposes of this Order, Defendant  
22 Carrigan admits the facts necessary to establish the Court's jurisdiction over Defendant  
23 Carrigan and the subject matter of this action.

24 6. Entry of this Order is in the public interest.  
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26 **DEFINITIONS**  
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- 1           7.     The following definitions apply to this Order:
- 2           a.     “**Affected Consumers**” includes any consumer who, since July 1, 2014,
- 3                 purchased a Securitization Audit and/or a Quiet Title Package from
- 4                 CFLA.
- 5           b.     “**Assisting Others**” means helping, aiding, training, or providing support
- 6                 to others, including but not limited to:
- 7                 i.     consulting in any form whatsoever;
- 8                 ii.    formulating or providing, or arranging for the formulation or
- 9                 provision of, any advertising or marketing material, including, but
- 10                not limited to, any telephone sales script, direct mail solicitation, or
- 11                the text of any Internet website, email, or other electronic
- 12                communication;
- 13                iii.   providing names of, or contributing to the generation of, potential
- 14                customers; and
- 15                iv.   participating in or providing services related to the offering, sale,
- 16                or servicing of a product, or the collection of payments for a
- 17                product.
- 18           c.     “**CFLA**” means Certified Forensic Loan Auditors, LLC, and its
- 19                 successors and assigns.
- 20           d.     “**Defendant Carrigan**” means Michael Carrigan, and any other names
- 21                 by which he might be known;
- 22           e.     “**Defendant Lehman**” means Andrew Lehman, and any other names by
- 23                 which he might be known;
- 24           f.     “**Effective Date**” means the date on which the Order is entered by the
- 25                 Court.
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1 g. **“Enforcement Director”** means the Assistant Director of the Office of  
2 Enforcement for the Consumer Financial Protection Bureau, or his or her  
3 delegate.

4 h. **“Financial Product or Service”** is synonymous in meaning and equal in  
5 scope to the definition of the term, as of the Effective Date, in Section  
6 1002(15) of the Consumer Financial Protection Act, 12 U.S.C. §  
7 5481(15), and, subject to applicable limitations on the Bureau’s  
8 enforcement authority, includes, but is not limited to:

9 i. providing financial advisory services to consumers on individual  
10 financial matters or relating to proprietary financial products or  
11 services;

12 ii. providing credit counseling to any consumer;

13 iii. providing services to assist a consumer with debt management or  
14 debt settlement, modifying the terms of any extension of credit, or  
15 avoiding foreclosure; and

16 iv. auditing, reviewing, or analyzing the origination, transfer, or  
17 securitization of residential mortgages.

18 i. **“Mortgage Assistance Relief Service”** is synonymous in meaning and  
19 equal in scope to the definition of the term, as of the Effective Date, in  
20 Regulation O, 12 C.F.R. 1015.2, and includes, but is not limited to:

21 i. Any service, plan, or program, offered or provided to the consumer  
22 in exchange for consideration, that is represented, expressly or by  
23 implication, to assist or attempt to assist the consumer with any of  
24 the following:

25 1. Stopping, preventing, or postponing any mortgage or deed  
26 of trust foreclosure sale for the consumer's dwelling, any  
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1 repossession of the consumer's dwelling, or otherwise saving  
2 the consumer's dwelling from foreclosure or repossession;

3 2. Negotiating, obtaining, or arranging a modification of any  
4 term of a dwelling loan, including a reduction in the amount  
5 of interest, principal balance, monthly payments, or fees;  
6 and

7 ii. Obtaining any forbearance or modification in the timing of  
8 payments from any dwelling loan holder or servicer on any  
9 dwelling loan.

10 j. **“Related Consumer Action”** means a private action by or on behalf of  
11 one or more consumers or an enforcement action by another  
12 governmental agency brought against Defendant based on substantially  
13 the same facts as described in the Complaint.

14 k. **“Relevant Period”** includes the period from July 1, 2014 to the Effective  
15 Date.

16 l. **“Securitization Audit”** means the audits of residential mortgages that  
17 CFLA marketed and sold from July 1, 2014 to the Effective Date.

18 m. **“Quiet Title Package”** means the package of Securitization Audit and  
19 supporting litigation documents that CFLA marketed and sold from July  
20 1, 2014 to the effective date.

21  
22 **ORDER**

23 **CONDUCT RELIEF**

24 **I.**

25 **Permanent Ban on Offering or Providing Mortgage Assistance Relief Services and**  
26 **Consumer Financial Products or Services**

1 **IT IS ORDERED that:**

2 8. Defendant Carrigan, whether acting directly or indirectly, is permanently  
3 restrained from:

- 4 a. providing, advertising, marketing, promoting, offering for sale, selling, or  
5 producing any Mortgage Assistance Relief Service or Financial Product  
6 or Service; and  
7 b. Assisting Others in, or receiving any remuneration or other consideration  
8 from, the provision, advertising, marketing, promoting, offering for sale,  
9 sale or production of any Mortgage Assistance Relief Service or  
10 Financial Product or Service.

11 Nothing in this Order shall be read as an exception to this Paragraph with the sole  
12 exception that Defendant Carrigan is not restrained from engaging in activities as a  
13 person that performs income tax preparation activities for consumers as defined by  
14 12 U.S.C. § 5481(23), or from providing state or local income tax preparation  
15 services to consumers.

16 **II.**

17 **Customer Information**

18 **IT IS FURTHER ORDERED that:**

- 19 9. Defendant Carrigan whether acting directly or indirectly, may not:  
20 a. disclose, use, or benefit from customer information, including the name,  
21 address, telephone number, email address, Social Security number, other  
22 identifying information, or any data that enables access to a customer's  
23 account (including a credit card, bank account, or other financial  
24 account), that Defendant Carrigan obtained before the Effective Date in  
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1 connection with providing Mortgage Assistance Relief Services and  
2 Financial Products or Services;

- 3 b. attempt to collect, sell, assign, or otherwise transfer any right to collect  
4 payment from any consumer who purchased or agreed to purchase  
5 Mortgage Assistance Relief Services or Financial Products or Services  
6 from Defendants.

7 *However*, customer information may be disclosed if requested by a government  
8 agency or required by law, regulation, or court order.

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10 **MONETARY PROVISIONS**

11 **III.**

12 **Order to Pay Civil Money Penalty**

13 **IT IS FURTHER ORDERED** that:

14 10. Under Section 1055(c) of the CFPB, 12 U.S.C. § 5565(c), by reason of the  
15 violations of law alleged in the Complaint and continuing until the Effective Date, and  
16 taking into account the factors in 12 U.S.C. § 5565(c)(3), Defendant Carrigan must pay a  
17 civil money penalty of \$493,403.04 to the Bureau; *however*, full payment of this civil  
18 money penalty will be suspended upon satisfaction of the obligations in this Section, and  
19 Section V, Additional Monetary Provisions; and subject to Section IV, Effect of  
20 Misrepresentation or Omission of Financial Condition, of this Order.

21 11. Within 10 days of the Effective Date, Defendant Carrigan must pay a civil  
22 money penalty in the amount of \$5,000 by wire transfer to the Bureau or to the Bureau's  
23 agent in compliance with the Bureau's wiring instructions, in partial satisfaction of the  
24 civil money penalty referenced in Paragraph 10 of this Section.





1 a. Financial Statements of Defendant Carrigan, including the attachments,  
2 signed on June 2, 2019 and submitted to the Bureau on or about June 2,  
3 2019;

4 b. Defendant Carrigan's oral testimony provided on January 8, 2019.

5 15. If upon motion by the Bureau, the Court determines that Defendant Carrigan  
6 has failed to disclose any material asset or that any of his financial statements or oral  
7 testimony contain any material misrepresentation or omission, including materially  
8 misstating the value of any asset, the Court shall terminate the suspension of the civil  
9 money penalty entered in Section III and, without further adjudication, shall reinstate the  
10 civil money penalty entered in Section III and the full civil money penalty of \$493,403.04  
11 shall be immediately due and payable, less any amounts paid to the Bureau under Section  
12 III of this Order.

13 16. If the Court terminates the suspension of the civil money penalty under this  
14 Section, the Bureau will be entitled to interest on the civil money penalty, computed from  
15 the date of entry of this Order, at the rate prescribed by 28 U.S.C. § 1961, as amended, on  
16 any outstanding amounts not paid.

17 17. Provided, however, that in all other respects this Order shall remain in full  
18 force and effect unless otherwise ordered by the Court; and, provided further, that  
19 proceedings instituted under this provision would be in addition to, and not in lieu of any  
20 other civil or criminal remedies as may be provided by law, including any other  
21 proceedings that the Bureau may initiate to enforce this Order.

22 **V.**

23 **Additional Monetary Provisions**

24 **IT IS FURTHER ORDERED** that:

25 18. In the event of any default on Defendant Carrigan's obligations to make  
26 payment under this Order, interest, computed under 28 U.S.C. § 1961, as amended, will  
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1 accrue on any outstanding amounts not paid from the date of default to the date of  
2 payment, and will immediately become due and payable.

3 19. Defendant Carrigan relinquishes all dominion, control, and title to the funds  
4 paid under this Order to the fullest extent permitted by law and no part of the funds may  
5 be returned to Defendant Carrigan.

6 20. The facts alleged in the Complaint will be taken as true and be given  
7 collateral estoppel effect, without further proof, in any proceeding based on the entry of  
8 the Order, or in any subsequent civil litigation by or on behalf of the Bureau in a  
9 proceeding to enforce its rights to any payment or monetary judgment under this Order.

10 21. The facts alleged in the Complaint establish all elements necessary to sustain  
11 an action by the Bureau under to Section 523(a)(2)(A) of the Bankruptcy Code, 11 U.S.C.  
12 § 523(a)(2)(A), and for such purposes this Order will have collateral estoppel effect  
13 against each Defendant, even in such Defendants' capacity as debtor-in-possession.

14 22. Under 31 U.S.C. § 7701, Defendant Carrigan, unless he already has done so,  
15 must furnish to the Bureau his taxpayer identifying numbers, which may be used for  
16 purposes of collecting and reporting on any delinquent amount arising out of this Order.

17 23. Within 30 days of the entry of a final judgment, Order, or settlement in a  
18 Related Consumer Action, Defendant Carrigan must notify the Enforcement Director of  
19 the final judgment, Order, or settlement in writing. That notification must indicate the  
20 amount of redress, if any, that Defendant Carrigan paid or is required to pay to consumers  
21 and describe the consumers or classes of consumers to whom that redress has been or will  
22 be paid.

23 24. To preserve the deterrent effect of the civil money penalty in any Related  
24 Consumer Action, Defendant Carrigan may not argue that he is entitled to, nor may  
25 Defendant Carrigan benefit by, any offset or reduction of any monetary remedies  
26 imposed in the Related Consumer Action because of the civil money penalty paid in this  
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1 action or because of any payment that the Bureau makes from the Civil Penalty Fund. If  
2 the court in any Related Consumer Action offsets or otherwise reduces the amount of  
3 compensatory monetary remedies imposed against Defendant Carrigan based on the civil  
4 money penalty paid in this action or based on any payment that the Bureau makes from  
5 the Civil Penalty Fund, Defendant Carrigan must, within 30 days after entry of a final  
6 order granting such offset or reduction, notify the Bureau and pay the amount of the  
7 offset or reduction to the U.S. Treasury. Such a payment will not be considered an  
8 additional civil money penalty and will not change the amount of the civil money penalty  
9 imposed in this action.

10 25. Under Section 604(a)(I) of the Fair Credit Reporting Act, 15 U.S.C. § 1681  
11 b(a)(1), any consumer reporting agency may furnish a consumer report concerning any  
12 Defendant to the Bureau, which may be used for purposes of collecting and reporting on  
13 any delinquent amount arising out of this Order.

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15 **COMPLIANCE PROVISIONS**

16 **VI.**

17 **Reporting Requirements**

18 **IT IS FURTHER ORDERED** that:

19 26. Defendant Carrigan must notify the Bureau of any development that may  
20 affect compliance obligations arising under this Order, including but not limited to, the  
21 filing of any bankruptcy or insolvency proceeding by or against Defendant Carrigan; or a  
22 change in Defendant Carrigan's name or address. Defendant Carrigan must provide this  
23 notice at least 30 days before the development or as soon as practicable after the learning  
24 about the development, whichever is sooner.

25 27. Within 7 days of the Effective Date, Defendant Carrigan must:  
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- 1 a. Designate at least one telephone number and email, physical, and postal  
2 address as points of contact, which the Bureau may use to communicate  
3 with Defendant Carrigan;
- 4 b. Identify all businesses for which Defendant Carrigan is the majority  
5 owner, or that Defendant Carrigan directly or indirectly controls, by all of  
6 their names, telephone numbers, and physical, postal, email, and Internet  
7 addresses;
- 8 c. Describe the activities of each such business, including the products and  
9 services offered, and the means of advertising, marketing, and sales.
- 10 d. Identify Defendant Carrigan's telephone numbers and all email, Internet,  
11 physical, and postal addresses, including all residences;
- 12 e. Describe in detail Defendant Carrigan's involvement in any business for  
13 which he performs services in any capacity or which he wholly or  
14 partially owns, including Defendant Carrigan's title, role, responsibilities,  
15 participation, authority, control, and ownership.

16 28. Defendant Carrigan must report any change in the information required to be  
17 submitted under Paragraph 27 at least 30 days before the change or as soon as practicable  
18 after learning about the change, whichever is sooner.

19 29. Within 90 days of the Effective Date, and again one year after the Effective  
20 Date, Defendant Carrigan must submit to the Enforcement Director an accurate written  
21 compliance progress report affirmed under penalty of perjury (Compliance Report),  
22 which, at a minimum:

- 23 a. Lists each applicable paragraph and subparagraph of the Order and  
24 describes in detail the manner and form in which Defendant Carrigan has  
25 complied with each such paragraph and subparagraph of this Order;



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**IT IS FURTHER ORDERED** that

33. Defendant Carrigan, for any business for which Defendant Carrigan is a majority owner or which he directly or indirectly controls, must create, for at least ten (10) years from the Effective Date, the following business records: all documents and records necessary to demonstrate full compliance with each provision of this Order, including all submissions to the Bureau.

34. Defendant Carrigan must retain these documents for at least ten (10) years after creation and make them available to the Bureau upon the Bureau’s request.

**IX.  
Notices**

**IT IS FURTHER ORDERED** that:

35. Unless otherwise directed in writing by the Bureau, Defendant Carrigan must provide all submissions, requests, communications, or other documents relating to this Order in writing, with the subject line, “CFPB v. Certified Forensic Loan Auditors, LLC, et al., Case No. [Docket #],” and send them by overnight courier or first-class mail to the below address and contemporaneously by email to Enforcement\_Compliance@cfpb.gov:

Assistant Director for Enforcement  
Bureau of Consumer Financial Protection  
ATTENTION: Office of Enforcement  
1700 G Street, N.W.  
Washington D.C. 20552

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2 **X.**

3 **Cooperation with the Bureau**

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5 **IT IS FURTHER ORDERED** that:

6 36. Defendant Carrigan must cooperate fully to help the Bureau determine the  
7 identity and location of, and the amount of injury sustained by, each Affected Consumer.  
8 Defendant Carrigan must provide such information in his or his agents' possession or  
9 control within 14 days of receiving a written request from the Bureau.

10 37. Defendant Carrigan must cooperate fully with the Bureau in this matter and  
11 in any investigation related to or associated with the conduct described in the Complaint,  
12 including the identification of CFLA's current and former employees and contractors and  
13 current and former customers. Defendant Carrigan must provide truthful and complete  
14 information, evidence, and testimony. Defendant Carrigan must appear for interviews,  
15 discovery, hearings, trials, and any other proceedings that the Bureau may reasonably  
16 request upon 10 days written notice, or other reasonable notice, at such places and times  
17 as the Bureau may designate, without the service of compulsory process.

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19 **XI.**

20 **Compliance Monitoring**

21 **IT IS FURTHER ORDERED** that, to monitor Defendant Carrigan's compliance with  
22 this Order, including the financial representations upon which part of the civil money  
23 penalty was suspended:

24 38. Within 14 days of receipt of a written request from the Bureau, Defendant  
25 Carrigan must submit additional compliance reports or other requested non-privileged  
26 information, related to requirements of this Order, which must be affirmed under penalty  
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1 of perjury; provide testimony related to requirements of this Order and Defendant  
2 Carrigan's compliance with those requirements, which must be affirmed under penalty;  
3 or produce non-privileged documents related to requirements of this Order and Defendant  
4 Carrigan's compliance with those requirements.

5 39. For purposes of this Section, the Bureau may communicate directly with  
6 Defendant Carrigan, unless Defendant Carrigan or counsel he retains notifies the Bureau  
7 that he has retained counsel related to these communications.

8 40. Defendant Carrigan must permit Bureau representatives to interview about  
9 the requirements of this Order and Defendant Carrigan's compliance with those  
10 requirements any employee or other person affiliated with Defendant Carrigan who has  
11 agreed to such an interview. The person interviewed may have counsel present.

12 41. Nothing in this Order will limit the Bureau's lawful use of compulsory  
13 process, under 12 C.F.R. § 1080.6.

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15 **XII.**

16 **Retention of Jurisdiction**

17 **IT IS FURTHER ORDERED** that:

18 42. The Court will retain jurisdiction of this matter for the purpose of enforcing  
19 this Order.



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**XIII.**  
**Service**

**IT IS FURTHER ORDERED that:**

43. This Order may be served upon Defendant Carrigan by electronic mail, certified mail, or United Parcel Service, either by the United States Marshal, the Clerk of the Court, or any representative or agent of the Bureau.

**IT IS SO ORDERED.**

October 29, 2019



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Otis D. Wright, II  
United States District Judge