

ORIGINAL

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

AUG 22 2006

JAMES N. HATTEN, Clerk
By: *[Signature]*
Deputy Clerk

UNITED STATES OF AMERICA :
 :
 v. : CRIMINAL INDICTMENT
 :
 : NO. 1 06 - CR - 355
 JEFFERY ALAN TEAGUE :
 a/k/a Jeffrey Allen Bryant :

THE GRAND JURY CHARGES THAT:

COUNTS ONE AND TWO
Wire Fraud
(18 U.S.C. 1343)

1. From in or about February 2006 through in or about August 3, 2006, in the Northern District of Georgia, and elsewhere, defendant JEFFERY ALAN TEAGUE, a/k/a Jeffrey Allen Bryant, aided and abetted by others known and unknown to the Grand Jury, did knowingly and willfully devise and intend to devise a scheme and artifice to defraud mortgage lenders, including New Century Mortgage and subsequent loan purchasers, of money and property by means of the materially false and fraudulent pretenses, representations and promises, in that, the defendant, as the builder/seller of Lot 56, 7715 Wisteria Way, Lot 57, 7725 Wisteria Way, and fourteen other lots in the Greenleaf Subdivision in Dawsonville, Georgia, arranged mortgage loans for the purchase of incomplete homes on said lots in the names of "investors" by providing and causing to be provided Certificate of Occupancy letters falsely stating that the homes at these locations had been

"completed to code" and were "suitable for occupancy," supported by appraisals of completed homes which were falsely represented to be located on said lots, thereby receiving the proceeds and benefits from said mortgage loans fraudulently obtained from New Century Mortgage.

2. On or about the following dates, defendant JEFFERY ALAN TEAGUE, a/k/a Jeffrey Allen Bryant, aided and abetted by others, for the purpose of executing and attempting to execute the scheme and artifice to defraud did cause to be transmitted in interstate commerce by means of wire communications certain signs, signals and sounds in furtherance of said scheme and artifice to defraud, that is, the defendant caused the interstate wire transfer of mortgage loan proceeds and notices thereof from the closing agent in Colorado through Regions Bank Deposit Center in Montgomery, Alabama for credit to his Value Homes Ltd account at a branch of Regions Bank in Atlanta, Georgia:

Count #	Offense Date	Interstate Wire Communication: amount transferred
1	5/24/06	\$107,935.89 for home falsely represented to be completed on Lot 56
2	5/24/06	\$164,938.41 for home falsely represented to be completed on Lot 57

All in violation of Title 18, United States Code, Sections 1343 and 2.

FORFEITURE PROVISION

3. Upon conviction of one or more of the offenses alleged in

Counts One and Two of this Indictment, defendant JEFFERY ALAN TEAGUE, a/k/a Jeffrey Allen Bryant, shall forfeit to the United States pursuant to 18 U.S.C. §§ 981(a)(1)(C), 982(a)(2), and 28 U.S.C. § 2461(c) any property, real or personal, constituting or derived from proceeds obtained directly or indirectly as a result of the said violations, including but not limited to:

a. MONEY JUDGMENT

A sum of money equal to \$4,500,000 in United States Currency, representing the amount of scheme proceeds obtained as a result of the wire fraud offenses.

b. ANNUITY ACCOUNT

Approximately \$125,000 frozen in the Select Annuity from Security Benefit Life Insurance Company account in the name of JEFFERY BRYANT.

c. OTHER PROPERTY

1) 2006 Porsche Cayenne, VIN WP1AA29P86LA25182 seized from the defendant.

2) 2003 BMW 745 Li, VIN WBAGN63493DR10063.

4. If, as a result of any act or omission of the defendant, any property subject to forfeiture:

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;

the United States intends, 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 defendant up to the value of the forfeitable property.

All pursuant to Title 18, United States Code, Sections 981(a) (1) (C), 982 (a) and (b), 1343; Title 28, United States Code, Section 2461(c); and Title 21, United States Code, Section 853(p).

A TRUS BILL
Harmon
FOREPERSON

DAVID E. NAHMIAS
UNITED STATES ATTORNEY

Gale McKenzie
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