

FILED IN OPEN COURT
U.S.D.C. Atlanta

ORIGINAL

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

NOV 9 2006

JAMES N. HATTEN, Clerk
Deputy Clerk

UNITED STATES OF AMERICA :
 :
 v. : CRIMINAL INFORMATION
 :
 JEFFERY ALAN TEAGUE : NO. 1:06-CR-450-TWT
 a/k/a Jeffrey Allen Bryant :

THE UNITED STATES ATTORNEY CHARGES THAT:

COUNT ONE
Bank Fraud
(18 U.S.C. 1344)

1. From in or about mid 1999 through in or early 2001, 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 execute and attempt to execute a scheme and artifice to defraud financial institutions, being original and secondary lenders, including Bank One, First Keystone Federal Savings Bank, First National Bank of Arizona, First National Bank of Nevada, Greater Atlantic Bank, Lasalle National Bank, New South FSB, North Fork Bank, Provident Bank and State Street Bank & Trust, the deposits of which were then federally insured, by means of materially false and fraudulent pretenses, representations and promises regarding borrower qualifications and property valuation submitted to obtain construction and purchase money mortgage loans.

2. It was part of the scheme and artifice to defraud for the defendant, in his company name of Quantum Builders, to arrange loans for the construction of single family residences in the name of unqualified borrowers by falsely representing that the builder/borrower owned the land on which the residences were to be built, submitting false borrower financial statements, and falsely representing that certain portions of the construction had been completed prior to each draw against the construction loan, including a certificate of occupancy for the final draw, thereby receiving the proceeds and benefits from said fraudulently obtained construction loans.

3. It was further part of the scheme and artifice to defraud for the defendant as the builder/seller in his company names of Quantum Builders and Premium Property Management, to arrange mortgage loans for the purchase of non-existent and incomplete homes in the names of unqualified borrowers, who were often the defendant's employees and associates, by providing and causing to be provided: false income, assets, liabilities, primary residence certifications and borrower down payments; certificate of occupancy falsely stating that the residences had been completed suitable for occupancy; and appraisals of completed homes which were falsely represented to be located at said addresses, thereby receiving the proceeds and benefits from said mortgage loans fraudulently obtained from federally insured financial institutions for Conyers

and Covington, GA properties, including: 115 Beaverdam Court; 2328 Benji Boulevard; 2255 Doubles Drive; 1901, 1911, 1920, 1930, 1931, 1950, 1951, 1960 and 2030 Eagle Ridge Drive; 2920 Eagle's Terrace; 2319, 2323, 2335, 2337 and 2338 Janna's Way; 3003 and 3004 Mary Ashley Court; 3224 and 3240 Old Salem Road; 20 Rodney Way; 115 River North Court; 3311 Sam's Way; and 3424 Uncle Gene's Way.

4. On or about February 16, 2000, defendant JEFFERY ALAN TEAGUE, a/k/a Jeffrey Allen Bryant, aided and abetted by others, caused the First National Bank of Arizona to approve a \$221,000 mortgage loan for his employee, AH, for the purchase of 1901 Eagle Ridge Drive, Conyers, GA, based on the material misrepresentations that the residence on this property was completed with a certificate of occupancy, the appraisal submitted in support of this loan was of the completed residence, borrower AH was to occupy this property as her primary residence, borrower AH made a \$40,000 down payment from her own non-borrowed funds and borrower AH had a monthly income of \$8,000 at Georgia Home Remodeling, Inc.

All in violation of Title 18, United States Code, Sections 1344 and 2.

FORFEITURE PROVISION

5. Upon conviction of the offense alleged in Counts One of this Information, 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 violation, including but not limited to:

- a) one 2006 Porsche Cayenne, VIN WJP1AA29P86LA25182;
- b) Approximately \$36,000.00 in funds seized from BB&T account number XXXXXX8440, in the name of Lashonda Washington;
- c) a Security Benefit Life Insurance Company annuity in the approximate value of \$125,000.00 (contract number XXXXXX3755) in the name of Jeffrey Bryant.


6. 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).

DAVID E. NAHMIA
UNITED STATES ATTORNEY



GARY MCKENZIE
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