

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF OHIO
WESTERN DIVISION **1 : 0 6 C R - - 0 2 2**

UNITED STATES OF AMERICA : CRIMINAL NO.
 :
 v. : INFORMATION
 :
 DAVID LOCKWOOD : 18 U.S.C. § 371
 : 18 U.S.C. § 1344
 : 26 U.S.C. § 1957
 :
 : HONORABLE SUSAN J. DLOTT

J. BECKWITH

The United States Attorney charges that:

COUNT 1
(18 U.S.C. § 371)

1. Between January 2001 and December 2003, in the Southern District of Ohio, the defendant, **DAVID LOCKWOOD**, knowingly, intentionally, and willfully, conspired with others to commit an offense against the United States, including, but not limited to, Bank Fraud. In carrying out the conspiracy, the defendant committed at least one overt act in furtherance of the conspiracy including, but not limited to, the conduct alleged in Count 2.

All in violation of 18 U.S.C. § 371.

COUNT 2
(18 U.S.C. §1344)

1. On or about August 13, 2001, in the Southern District of Ohio, the defendant, **DAVID LOCKWOOD**, knowingly and willfully executed and attempted to execute a scheme and artifice to defraud and to obtain by means of false and fraudulent pretenses, representations, and promises the moneys, funds, credits, assets, securities, and other property owned by and under the control of ABN

U.S. DISTRICT COURT
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AMRO Mortgage Group, Inc., a subsidiary of Standard Federal Bank, whose deposits were at all relevant times insured by the Federal Deposit Insurance Corporation

2. On or about August 13, 2001, in the Southern District of Ohio, the defendant, **DAVID LOCKWOOD**, doing business as Lockwood Real Estate Holding Company, purchased the property at 1030 McPherson Avenue in Cincinnati, Ohio for \$24,000. Then, on October 5, 2001, Mr. Lockwood sold the property to Christopher Deselms for \$88,000. According to the HUD-1, Mr. Deselms brought a down payment of \$11,294.85 to the closing. In reality, Mr. Deselms did not provide the funds used to make the down payment on this property. Despite knowing that Mr. Deselms did not provide the funds used to make the down payment, as indicated on the HUD-1, Mr. Lockwood signed the HUD-1. The loan package was submitted to ABN AMRO Mortgage Group, Inc., a subsidiary of Standard Federal Bank, whose deposits were insured by the Federal Deposit Insurance Corporation. Mr. Lockwood's actions were committed in furtherance of a scheme to defraud Standard Financial Bank.

All in violation of 18 U.S.C. §1344.

COUNT 3
(18 U.S.C. § 1957)

1. On or about February 15, 2002, in the Southern District of Ohio, the defendant, **DAVID LOCKWOOD**, did knowingly engage and attempt to engage in monetary transactions by, through or to a financial institution, affecting interstate commerce, in criminally derived property of a value greater than \$10,000, that is, the defendant deposited a payoff check in the amount of \$55,967.83, (which he received as seller of the property located at 1601 Minion Avenue in

Cincinnati, Ohio), such funds having been derived from a specified unlawful activity, that is, bank fraud in violation of Title 18, United States Code, Section 1344.

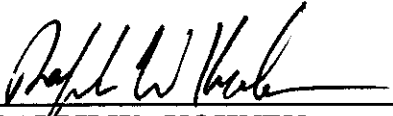
2. On or about February 15, 2002, Mr. Lockwood, d.b.a. Lockwood Real Estate Holding Company, purchased the property at 1601 Minion Avenue in Cincinnati, Ohio, for \$37,000. Then, on May 29, 2002, Mr. Lockwood sold the property to Michael Gruber for \$80,000. According to the HUD-1, Mr. Gruber brought a down payment of \$11,228.55 to the closing. In reality, Mr. Gruber did not provide the funds used to make the down payment on this property. Mr. Lockwood received a payoff of \$55,967.83 as the seller that he deposited into his bank account and additional payoff to a co-conspirator's company, DS Property Holdings for \$14,200 was deposited into DS Property Holding's bank account. Another payoff in the amount of \$7,200 went to Hospodar Investments, owned by Ted Hospodar. Moreover, at the time the loan application was submitted, Mr. Lockwood was aware that the property at 1601 Minion Avenue was not worth \$80,000. An appraisal completed by Zajac Appraisal Service supporting the inflated sales prices of \$80,000 was submitted to the lender. Mr. Lockwood signed the HUD-1 form knowing that it contained false information. The loan package was submitted to ABN AMRO Mortgage Group, Inc., a subsidiary of Standard Federal Bank, whose deposits were insured by the Federal Deposit Insurance Corporation. Mr. Lockwood's actions were committed in furtherance of a scheme to defraud Standard Federal Bank.

3. Mr. Lockwood deposited the \$55,967.83 payoff check described in the preceding paragraph into one of his company's bank accounts. Mr. Lockwood knew that these financial transactions represented the proceeds of bank fraud, wire fraud and mail fraud. Specifically, Mr. Lockwood was aware that (1) the lender made wire transactions and (2) the United States mail and/or commercial carriers were used in furtherance of the transaction described above, as a result of which

Mr. Lockwood received the \$55,967.83 payoff check, and (3) the payoffs on the HUD-1 to himself represented the proceeds of bank fraud, mail fraud and wire fraud.

All in violation of 18 U.S.C. § 1957.

**GREGORY G. LOCKHART
UNITED STATES ATTORNEY**



**RALPH W. KOHNEN
DEPUTY CRIMINAL CHIEF**