



Federal Housing Finance Agency

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FINAL SUSPENSION ORDER

The Federal Housing Finance Agency, as safety and soundness regulator of Fannie Mae, Freddie Mac, and the eleven Federal Home Loan Banks (collectively the “regulated entities”), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (Safety and Soundness Act), which authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of the regulated entities. *See* 12 U.S.C. § 4513(a)(2);
2. Section 1313B of the Safety and Soundness Act, which authorizes FHFA to establish standards for the regulated entities regarding prudential management of risks. FHFA is authorized to issue orders requiring the regulated entities to take any action that will best carry out the purposes of that section. *See* 12 U.S.C. § 4513b(b)(2)(B)(iii); and
3. Section 1319G of the Safety and Soundness Act, which authorizes FHFA to issue any orders necessary to ensure that the purposes of the Safety and Soundness Act are accomplished. *See* 12 U.S.C. § 4526(a).

Consistent with these authorities, FHFA has determined that any business relationship between Phoenix Consultants (a/k/a Phoenix Consulting) and any of the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. During all relevant times, Lorin K. Buckner owned and operated Phoenix Consultants, an Ohio corporation that purported to provide real estate solutions, credit repair, debt relief, and foreclosure assistance to distressed consumers.
2. From in or about January 2013 through at least 2019, Lorin K. Buckner engaged in a nationwide scheme to defraud distressed homeowners and their creditors.
3. As part of the conspiracy to defraud, Lorin K. Buckner and others solicited homeowners who were having difficulties making the payments on their mortgage loans, promising Page 2 these potential clients that, in exchange for a fee, Buckner and others could eliminate their mortgage and other consumer debt. Buckner and others claimed that they had proprietary methods to save the homeowners' homes, including by performing an audit, a "Qualified Written Request" to the client's mortgage lender, or the submission of "EFT for discharge" instruments. In truth and in fact, Buckner and others took advantage

of the homeowners' desperation to save their homes and used monies received from the victim homeowners to personally enrich themselves.

4. To execute their scheme, Lorin K. Buckner and others filed false documents purporting to discharge the homeowners' mortgages and other process that lacked legal basis in county courthouses nationwide. When Buckner and others filed these processes, they knew that the related mortgage debts had not been satisfied.
5. It was further part of the scheme to defraud that Lorin K. Buckner and others told homeowners to stop paying their mortgages and instead to pay the defendants significant monthly fees for their purported services. In doing so, Buckner and others diverted payments owed to creditors to themselves and thus exposed those financial institution creditors to an increased risk of loss.
6. As a result of Lorin K. Buckner and others' scheme to defraud, distressed consumers lost thousands of dollars and, in many cases, their homes.
7. On December 1, 2022, at the conclusion of a jury trial, Lorin K. Buckner was convicted by the United States District Court for the Southern District of Ohio of conspiracy to commit mail and wire fraud and conspiracy to commit bankruptcy fraud and was sentenced to a term of one hundred twenty (120) months of imprisonment and three (3) years of supervised release.
8. Phoenix Consultants is an affiliate of Lorin K. Buckner, as that term is defined at 12 CFR 1227.2, because Lorin K. Buckner directly or indirectly controls this organization.
9. The conduct underlying the conviction described above occurred in connection with a mortgage business.
10. The above-referenced conviction constitutes covered misconduct, as that term is defined at 12 CFR 1227.2, that is of a type that would be likely to cause significant financial or reputational harm to a regulated entity or otherwise threaten the safe and sound operation of a regulated entity.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Phoenix Consultants indefinitely, beginning on July 11, 2024. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Phoenix Consultants'.

The Final Order's requirement for regulated entities to cease any business relationship with Phoenix Consultants does not apply to the existing or future purchase, sale, modification, foreclosure alternative transaction, or other foreclosure-related transaction of a residential mortgage loan owned by a regulated entity if Phoenix Consultants is the borrower of such residential mortgage loan, and the transaction is for the borrower's own personal or household residence.

This Final Order is a final action of the Federal Housing Finance Agency.

Clinton Jones,
Suspending Official