



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 (the “regulated entities”), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313B of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (Safety and Soundness Act) 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).
2. Section 1319G of the Safety and Soundness Act 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).
3. Section 1313 of the Safety and Soundness Act authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of each regulated entity. *See* 12 U.S.C. 4513(a)(2).

Consistent with these authorities, FHFA has determined that any business relationship between Minerva Sanchez and a regulated entity would present excessive risk to the safety and soundness of the regulated entity.

This determination is based on the following findings:

1. Minerva Sanchez was a licensed real estate agent who listed residential properties for sale, including in Stanislaus County, State and Eastern District of California.
2. Minerva Sanchez and others knowingly conspired, combined, and confederated with each other to defraud financial institutions, namely Tri Counties Bank and Freddie Mac, of money and assets by means of false and fraudulent pretenses, representations, and promises, in violation of Title 18, United States Code, Section 1349.
3. Minerva Sanchez and a co-conspirator caused to be submitted to Tri Counties Bank and Freddie Mac false and fraudulent short-sale applications containing material misstatements and omitting material information, and caused these financial institutions

to approve the charge-off of funds for the short-sale of the co-conspirator's property. Minerva Sanchez's conduct caused a financial loss to Tri Counties Bank and Freddie Mac.

4. On February 17, 2015, Minerva Sanchez was sentenced by the United States District Court, Eastern District of California to 21 months imprisonment and 36 months supervised release.
5. On March 27, 2015, the U.S. Department of Housing and Urban Development (HUD) issued a Notice of Proposed Debarment to Minerva Sanchez for a seven (7) year period because she was found guilty of submitting a fraudulent short-sale application to Tri-Counties Bank and Freddie Mac. This conduct caused these financial entities to approve the charge-off of funds for the short-sale of a property.
6. On May 13, 2015, HUD issued a Notice of Final Determination which debarred Minerva Sanchez from procurement and nonprocurement transactions, as either a principal or participant, with HUD and throughout the Executive Branch of the Federal Government for seven (7) years beginning May 13, 2014, effective through May 12, 2021.
7. On December 24, 2015, as described by the State of California Department of Real Estate, Minerva Sanchez voluntarily surrendered her license in connection with a disciplinary action and/or an enforcement investigation by the California Bureau of Real Estate. Her license was suspended indefinitely.

With this Final Order, FHFA is directing each regulated entity to cease any business relationship with Minerva Sanchez indefinitely, beginning on December 14, 2018. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Minerva Sanchez.

The Final Order's requirement for regulated entities to cease any business relationship with Minerva Sanchez 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 Minerva Sanchez 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.


Alfred M. Pollard, Suspending Official

10-26-2018
Date: