



Federal Housing Finance Agency

Constitution Center

400 7th Street, S.W.

Washington, D.C. 20219

Telephone: (202) 649-3800

Facsimile: (202) 649-1071

www.fhfa.gov

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 Wilmington Savings Fund Society Trust and the regulated entities would present excessive risk to their safety and soundness.

This determination is based on the following findings:

1. Patrick Joseph Soria owned and operated a business from his residence in West Hollywood and from offices in Beverly Hills, California, using various names for the business, including Wilmington Savings Fund Society Trust, among other business names (collectively, the “Soria-controlled entities”).
2. Wilmington Savings Fund Society Trust is an affiliate of Patrick Joseph Soria as defined in the FHFA Suspended Counterparty Program Regulation at 12 CFR 1227.2, because Patrick Joseph Soria directly or indirectly controlled this entity.
3. Beginning no later than in or about January 2015 and continuing through at least in or about June 2018, within the Central District of California and elsewhere, Patrick Joseph Soria, working with and through the Soria-controlled entities, knowingly conspired and agreed with others to commit wire fraud through a fraudulent scheme designed to obtain money and property by means of fraudulent recordings affecting title to real properties and related misrepresentations to owners and purchasers of those properties, and the use of interstate wirings in furtherance of the scheme.

4. On August 2, 2021, Patrick Joseph Soria was sentenced by the United States District Court for the Central District of California to imprisonment for a term of 152 months and to three (3) years supervised release thereafter.
5. The conduct underlying the conviction described above occurred in connection with mortgage businesses.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any business relationship with Wilmington Savings Fund Society Trust, indefinitely, beginning on October 10, 2022. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Wilmington Savings Fund Society Trust.

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



Clinton Jones,
Suspending Official