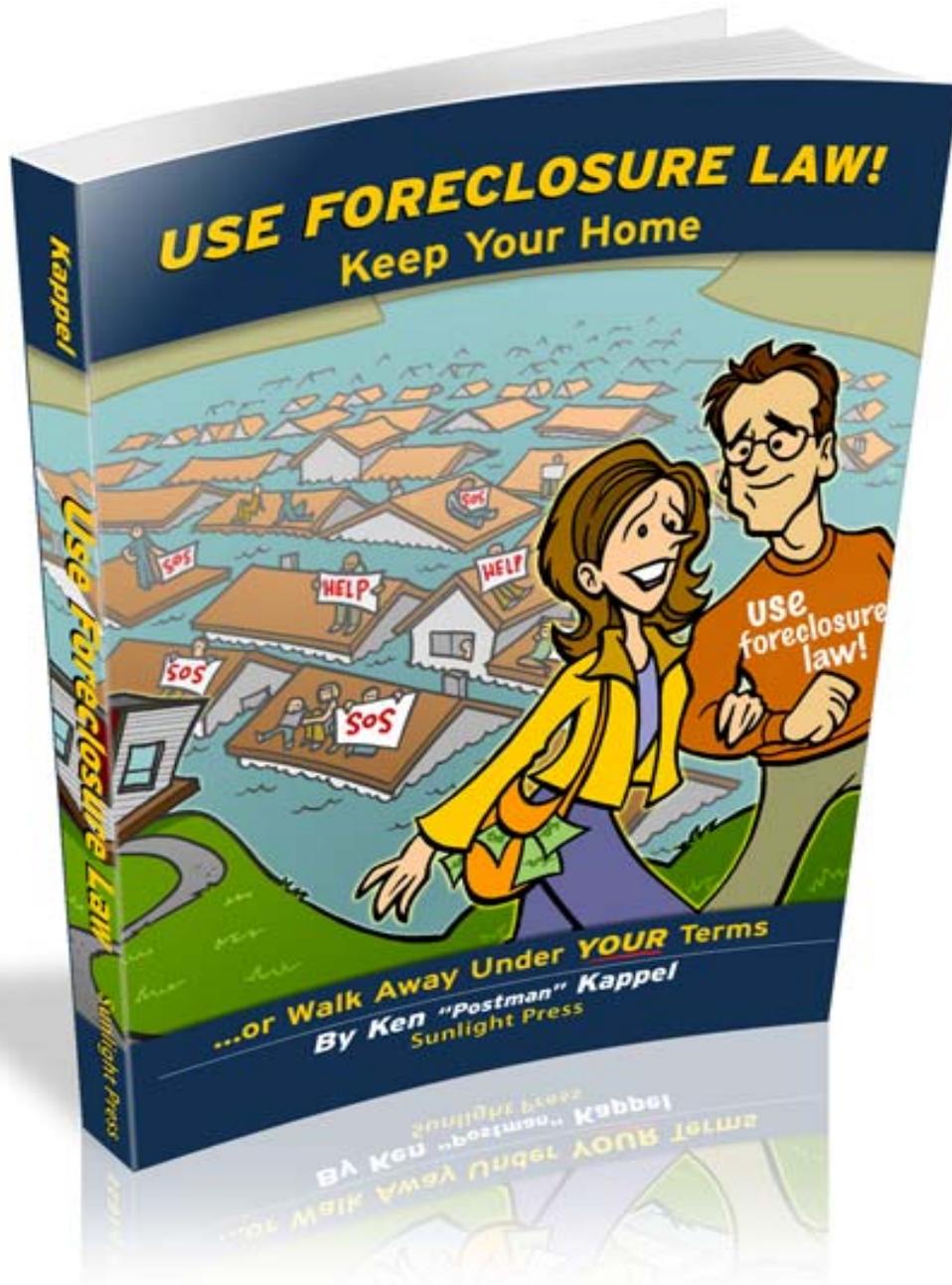


Use Foreclosure Law!



Use Foreclosure Law!

Keep Your Home

(Or, Walk Away Under Your Terms)

First Edition

Ken “Postman” Kappel



Sun Light Press

Use Foreclosure Law!

Keep Your Home

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First Edition

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The purpose of this book is to educate and introduce current and future homeowners and residential investors to economic fundamentals they must be aware of, particularly regarding Wall Street's world of Structured Finance. All of the material herein is provided for informational purposes only. In the event of incidental or consequential damages in connection with, or arising out of, the furnishing of facts, opinion, ideas and an array of action options; the author, editors and publisher express no warranties, and are not liable for any actions or non-actions taken by readers.

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Dedicated To:

Homeowners with Adjustable Rate Mortgages (ARMs).

*Homeowners who discover that their mortgage is
“underwater” aka “upside-down.”*

Those wishing to own – some day.

*Homeowners who do not realize that they were
victims of fraud-based Predatory Lending and
Securities Law violations.*

*Using Foreclosure Law they have the legal right
and obligation to turn their situation
strongly to the advantage of their family.*

Debt is Real

(You can believe it..)

Equity is Merely Opinion

(Believe what you will – first – be informed.)

Dump or Reduce Your Debt

(Banks Dumped Their Debt – On You!!!)

Ken “Postman” Kappel

CAVEAT

“Most of the 5.85 million subprime mortgages in the U.S. are in danger of defaulting in the next 12 months because of restrictions on changing terms of the loans.... About 80% of the loans are in bonds [Mortgage Backed Securities] that ‘slice and dice’ rights to a mortgage’s interest or principal. Lifting restrictions on loan modifications spelled out in the securities requires the agreement of everyone who has invested in them.” Kathleen M. Howley. Bloomberg.

“All the perplexities, confusion and distress in America arise not from defects in their Constitution or Confederation, nor from want of honor or virtue, so much as downright ignorance of the nature of coin, credit and circulation.” Former U.S. President, John Adams [Emphasis added.]

Information Is Power. We disagree with John Adams, but only in the sense that he used the word “*ignorance*” when we think he ought to have said “lack of information.” For us *ignorance* means to know the facts – and *ignore* them. Whereas, in adverse conditions, lack of information leads to fear and denial and often – loss. This book has been written to explain what happened in the housing market – in the economy – and to *outline a course of action* that can bring control and optimism back in your life. This can only happen through direct action – direct action by you.

Rather than being paralyzed – in denial. Rather than allowing foreclosure – to be taken against your family’s best interest – you need to *take action* in order to control the situation in the interest of security and happiness for your family. This applies to those who are facing foreclosure and those underwater – likely to be going deeper – underwater.

If you gain information – learn the facts – then you *know what you are doing*, and can start *doing what you are knowing*.

Chuck Prince is the former CEO of Citigroup, which is subject to allegations in the financial press that it may be insolvent. Mr. Prince was quoted in the *Financial Times* stating,

***“As long as the music is playing, you’ve got to get up and dance.
We’re still dancing.”***

The music has stopped. They’re not dancing any more. In fact, Mr. Prince was asked to leave the dance floor by Citigroup’s Board of Directors. They sat him down and terminated him. Citigroup and many depository banks around the world are in significant trouble because of a lack of liquidity (a lack of nearly free money sloshing around). Balance sheets are being tampered with in order to not have to show the world (and their shareholders) that actually many of them are insolvent. Their total financial liabilities exceed their total financial assets.

It’s a familiar refrain these days. Overall there are many reports that bank regulators, primarily the Fed, is allowing banks to fudge their numbers, while the Securities Exchange Commission (SEC) also looks away. Of late, this seems to be Fed Practice. Reward and protect the financial elites, to the detriment of the taxpayers. Remember, the SEC willfully ignored evidence presented to them over years that Bernie Madoff was running a Ponzi scheme.

We were pleased to see that they get it across the Pond in Great Britain. Mr. Prince’s remarks from March, 2008, were commented on by a major player in world finance.

“If banks feel they must keep on dancing while the music is playing and that at the end of the party the central bank will make sure everyone gets home safely, over time the parties will become wilder and wilder. That might not matter were the consequences limited to the partygoers. But they are not.” Governor of the Bank of England, Mervyn King. Bloomberg. June, 2008.

“Housing Doom. Many experts are now predicting that home prices will dip 30% by the end of 2008. That means that nearly 20 million homeowners will be ‘upsidedown,’ that is, they will owe more on their mortgage than the current value of the house. 40% of all homeowners in the U.S. will be upside-down by the end of next year. This is a grave systemic problem that will have widespread implications.”

“Experts already know that when mortgage holders have ‘negative equity’ they are much more inclined to put their keys in the mailbox.... Hence, the name for this *increasingly common practice* ‘jingle mail.’ Secretary of the Treasury Henry Paulson is desperately trying to put together a national “rate freeze” to avoid, what could be, the most devastating surge of foreclosures the world has ever seen. Paulson’s rate freeze

does not offer 'New Hope' as promised, but rather, a lifetime of servitude paying off an asset of decreasing value." [Mike Whitney](#).

"What we are witnessing right now is not just a collapse of faith in one single institution (namely Bear Stearns) or even an asset class (those dodgy subprime mortgage bonds). Instead, it stems from a loss of trust in the whole style of modern finance, with all its complex slicing and dicing of risk into ever-more opaque forms. And this trend is not just damaging the credibility of banks, but the aura of omnipotence that has enveloped institutions such as the U.S. Federal Reserve System in recent years." Gillian Tett, *Financial Times*.

Table of Contents

Introduction.....	1
Forward.....	9
Preamble: U.S. Declaration Of Independence	15
Pre Ramble.....	17
Chapter 1: Opening Statement.....	21
Chapter 2: Smoking Guns.....	41
Chapter 3: The Political Economy.....	49
Chapter 4: Greenspan’s Boom – Bernanke’s Bust	59
Chapter 5: Roubini: 10 – 15 Million Could Walk Away.....	73
Chapter 6: A Brief Analysis Of Business Cycles	75
Chapter 7: Their Legal Issues	89
Chapter 8: Fraud	99
Chapter 9: Predatory Lending.....	103
Chapter 10: Your Legal Issues.....	115
Chapter 11: Choose – Action.....	123
Chapter 12: Closing Statement	129
Chapter 13: Use Foreclosure Law	139
Chapter 14: How To Keep Your Home	147
Appendices	151
Appendix A: Sample Notice Of Default (“Nod”).....	153
Appendix B: Sample Notice Of Trustee’s Sale	154
Appendix C: Sample Quit Claim Deed.....	155
Appendix D: WSJ: The Rise Of The Mortgage ‘Walkers’	157
Appendix E: WSJ: Congress Investigate Wall Street?	159
Appendix F: Mish: Changing Social Attitudes.....	161
Appendix G: Whitney: When Securitization Blew Up.....	167
Appendix H: Taleb: The Black Swan	171
Appendix I: Olender: Secretly Saving Taxpayers?.....	175
Appendix J: California Civil Code § 2945	177
Appendix K: Know Your Friends.....	179
Appendix L: State By State Foreclosure Laws	185
Appendix M: Homeowner’s Declaration Of Independence	189
Author’s Bio	191
Acknowledgement	193
Bibliography	195
Index	199

INTRODUCTION

In August, 2008, we published a similar book titled: *Choose Foreclosure: The Case For Walking Away*, that book had a different theme than this one. The author of that book was: *The Postman*.

Much changed since then. Consequently, we've re-titled and *significantly* updated the book to reflect what we've learned soon after the first book was published. The author, Ken "Postman" Kappel, a licensed real estate agent in California, with a background in major media and years working on Wall Street has come forward. He originally published on this topic on the web starting in 2004, at: [The Home Owner's Economist](#). He stopped in 2006 because no one could believe what was coming.

Housing is crashing with no end in sight for at least three more years. Finance has continued its downward spiral – propped up – bailed-out – by appropriately angry taxpayers. Millions of Americans have lost their homes to foreclosure. It now appears that the majority of these foreclosures were illegal because they were based on fraudulent practice, which rendered the loan documents void. A new question has arisen: Do homeowners who were illegally foreclosed on have a right to sue for damages. Yes, they do. Read on.

It Isn't About Politics. As much as possible we've kept politics out of this book, which is about money – for purposes herein – *mortgage money*. Come along for a moment, lose rose colored glasses, partisan political identity and hearts worn on sleeves of partisan rigor. Dropping childish ways may not feel good right away. However, it will make sense when you focus on the single issue which unites nearly everyone reading this book. Those with mortgage payment issues and/or those underwater in home loans.

Some wonder why (as we have done throughout this book) the young President seems to be "captured" by banking interests – the Banking Cartel. Their clear and continuing power was exhibited the week ending May 3, 2009.

That week they stopped the home owner "cramdown" bill on the floor of the U.S. Senate, and did nothing regarding usurious interest payments on credit card debt. (Detail below.)

The banker's hegemony – their control of America – is not sustainable. Notably [Charles Hughes Smith](#) (and other Bloggers writing from the increasingly respected margins), have suggested that the President may have a deeper end game that he is *forced* to play. (Though perhaps quite willingly and astutely – in a "good" Machiavellian way.)

If the bankers are given all the rope they can swing on, an aroused and very angry public, led by homeowners with "mortgage issues and problems" may force the President to *reluctantly* go back on the road prior to the 2010 elections and solemnly declare that he gave the bankers the opportunity to fix the problems with the economy – they could not do it. So he must take action.

We've very appropriately given Charles Hughes Smith credit for wonderfully articulating this concept. But really – haven't many speculated on the same theory in the land of: *Hope for Change?*

Why The Postman? The 1987 science fiction novel, *The Postman*, was written by Eric Brin. In 1997 Kevin Costner both directed and starred in a film adaptation. The Internet Movie Data Base wrote of the film, "It is 2013. War has crippled the Earth. Technology has been erased.." Regarding the plot they wrote, "Post-apocalyptic America. What begins as a con game becomes one man's quest to rebuild civilization by resuming postal service."

The Postman came into existence as a result of travels by a loner who traveled the West merely trying to survive. He wished neither to join the violent Survivalists, or, any of the local communities of ordinary people who clung together for mutual support, while being regularly and violently dominated and exploited by Survivalists acting like time immemorial War Lords. Feudal Lords, who treated them as indentured servants – as serfs.

By accident, The Postman came into possession of the uniform and mail bags of a deceased U.S. postman. He discovered that as he went from one local community-village to another in rural Oregon (hoping for a bowl of soup), people were given a new sense of hope because he claimed to represent the *Restored United States of America*, and moreover, he was *The Postman*. He brought mail to them and would deliver mail for them. The Postman brought the news – moreover, he brought Hope and Information to and about others who were in a similar condition.

Today our society bears grim comparison to this dreadful scenario. Acting out the role of Survivalists who were nothing more than Feudal Lords, *dominating* their serfs, we have Structured Finance – run amuck. The U.S. has devolved from a prosperous Industrial Capitalism to a failed-state Finance Capitalism under the name of Globalization, or, The New World Order. (They wish.)

In similar form that scenario has occurred for the last several Centuries. Every time, including this time, it implodes. In the U.S. alone, the Crash of 1895, The Crash of 1907, The Crash of 1929, which led to the Great Depression, are significant examples. Always for the same reason. History is now repeating itself.

This book exists to inform homeowners that by Using Foreclosure Law to Keep Their Homes, average Americans can use existing laws (based on fraud) to legally leverage control away from “lenders,” and rapidly rebalance the economy. We can drive the young President’s release from capture by Financial Elites, led in public, by Tim-Boy “Tax Dodging” Geithner. He of the AIG bailout and much more. As you’ll learn throughout the book, as an agent for the Banking Cartel, Mr. Geithner has played a number of significant roles throughout his career.

We truly wish to avoid politics in this book. It is not about Liberals or Libertarians, or people somewhere in-between. This leads us to squarely placing the blame on Entrenched Capital, which has captured not only the American People, but our formerly great industrial and manufacturing entities. Got a job? If so, keep it.

Entrenched Capital, or the Banking Cartel, literally controls the lives of ordinary Americans. As Banking Elites’ *political power* increased significantly in the last ten years – regarding home ownership – they created a system dominated by Systemic Predatory Lending and violation of Securities Law. In a word: Fraud.

On February 18, 2009 in Tucson, President Obama announced his “Homeowners Affordability and Stability Plan” ... another *new* plan. This is backed by Treasury Secretary Tim-Boy Geithner and the World Wide Financial System.

They used the media to focus the people’s anger on AIG bonuses which are a mere trifle – nothing – in relation to the real debt piled on the taxpayers. Those bonuses represent less than 1 percent of the money awarded to AIG, which they immediately passed through to seven major financial entities. Investment Bank, Goldman Sachs received the most, in excess of \$12 Billion. A representative from Goldman Sachs was a member of the “group” that made the decision to award the taxpayers money to failed – insolvent – institutions. Self dealing?

It continues getting worse. Witness: the brand new Obama/Geithner Private Public Partnership Plan. That was announced March 30, 2009, in time for the G20 meetings in London. They couldn’t wait two more days to announce it on April Fool’s Day. Guess who is getting fooled?

This new plan rewards the very financial institutions that created the problem. It allows them through various shell entities, such as hedge funds (which they will control), to purchase (and profit therefrom) toxic mortgages they hold in Mortgage Backed Securities. Thus removing them from the books of the malefactors and enabling their friends (actually *themselves*) to profit from this now nearly worthless paper mortgage paper. When they Dump their Debt, who pays the bill? Taxpayers. Who profits? Banks. Who is the Greater Fool? We are. So far.

Hold that thought, below we’ll show you how American families can turn this around to their benefit.

What You Can Do. In one word, you must do your own: cramdown. A cramdown can be what we call a *legitimate* loan modification. Meaning, a loan modification that reduces the principal amount owed on the house to current market value. We write a great deal and (in detail) about this in subsequent chapters.

Cramdown – Gone – Down! The Obama/Geithner loan modifications allowing for cramdown in bankruptcy failed because the Banking Cartel controlled Senate blocked the cramdown provision for principal reduction on April 30, 2009. If the Senate had allowed the cramdown provision, homeowners would only qualify if they [file for bankruptcy](#).

The path to “cramdown” Principal Reduction is through legal leverage utilizing Predatory Lending and Securities Law violations and issues, only discoverable through a Forensic Loan Audit.

You Must Do Your Own Cramdown. The bottom line is that you must do your own cramdown using legal leverage obtained through a Forensic Loan Audit and then work with an attorney to Use Foreclosure Law to Keep Your Home.

Democratic Senator Dick Durbin nailed it on the floor of the Senate with an astonishing assesment of the the cramdown failure. He said,

“And the banks – hard to believe in a time when we're facing a banking crisis that many of the banks created – are still the most powerful lobby on Capitol Hill. And they frankly own the place.”

That is what we're talking about throughout this book, *“the banks – frankly own the place.”* The *place*: Congress. We argue that the young President is in a terrible dilemma, go along with the banks that have been in charge for the last ten years, actually longer, and face the consequences. Or as we suggested above, pull an end run. Either way: Very Serious Business.

The most alarming trend in this financial crisis hasn't simply been the shift of costs onto the taxpayer, when financial entity bondholders and stockholders should be taking the hit. It can be well argued, and is being done by many analysts, that this Administration is clearly violating both the Spirit and the Letter of the Law. Even the *Washington Post* has recently described how the Administration and Treasury are circumventing bailout legislation. One method is through funneling funds through various entities that they declare don't have to conform to legal restraints put on by Congressional requirements. That's great. They end run Congress who can loudly claim they were innocent, and hope to keep their jobs in 2010 and 2012. It will be interesting.

In reality several financial entities *are too big to survive* because – as they have proven – they threaten to destroy the U.S. and World economies with their reckless creation of debt. This can never be allowed to happen again. Well, not for 50 to 80 years or so when a *new business cycle* is upon us largely because people who remember what always happens, have passed on. And, so history repeats itself. Evermore.

Why Do they Have Such Political Power? They bought and paid for it! Over the last decade, the financial and insurance industries have pumped \$5 Billion dollars through direct campaign contributions and feet on the ground lobbying to influence Congress.

The overall travesty – forced on sold out borrowers and taxpayers alike – is designed to do one thing. That *thing* is to enable insolvent banks to retain their hegemony – continuing control – over the American People. Tragically, homeowners are losing their homes every day (2 million in 2007-2008). This is projected by Credit Suisse to grow to 2.5 million families *every year* for the next four years.

The Intent. This book, *Use Foreclosure Law! Keep Your Home*, is designed to bring you *Real Hope* and *Real Change*. However, you must do it yourself. Help will not come from our Government. Later in the book, we'll show you step by step how to Use Foreclosure Law to Keep Your Home and protect your family.

Ours is not a *Hope Now* plan, or any other “plans” brought forward by the Treasury Department to *“keep people in their homes.”* Their plans are actually designed to save their precious and insolvent Investment Banks and other major banks – at the expense of all taxpayers. To *keep people in their homes as indentured servants* to the Banking Cartel. A bit strong? We'll present evidence below to prove it to you beyond a reasonable doubt.

The Postman in the original book by Eric Brin, claimed to represent the *Restored United States of America*. This author offers a vision and practical framework to enable and obtain the *Restored American Dream Of Affordable Homeownership*, while rebalancing the economy and putting America back to work. (World Peace will be desert.) Jobs must come home, we must rebuild our infrastructure through our manufacturing base, or, we defile the actual intentions of our Founding Fathers, many of whom left their birth nations – to escape similar tyranny.

While many millions see – and many more will soon see – their mortgage payments increasing, all American homeowners see the value of their homes decreasing. The value of millions of homes is becoming less (in some areas much less) than what is owed. This puts you underwater and in an involuntary servitude. Paying on debt that is higher than the value of the asset.

All Mortgages and Deeds of Trust provide that if you do not make payments, the lender can take the home back through foreclosure. In this book we will show you and your family that to *Use Foreclosure Law* and take power from your lender is a rational and legal and ethical response to the conditions that have been imposed by the Financial System for their benefit – to the detriment of homeowners – the Middle Class – all Americans.

Debt Primer. Too much debt, excess debt combined with fear, the condition that has frozen the banks since August, 2007 (called the Credit Crunch – which is really a *Debt Crunch*) sets in motion severe negative consequences:

1. The act of debt liquidation [foreclosure] forces individuals [and lenders] into distressed selling of assets.
2. As a result of debt liquidation the money stock starts shrinking and this in turn slows down the velocity of money. Ultimately the turn of events is slowed – if not frozen.
3. A fall in money values leads to a decline in the price level [of real estate].
4. The value of people’s assets [homes] falls while the value of their liabilities [home loan] remains intact, which precipitates bankruptcies [and/or foreclosure].

We thank noted economist Frank Shostak, adjunct scholar of the Mises Institute and who is also Chief Economist of M.F. Global for the points above, which we [added to in brackets] for specificity.

Clearly we have too much debt in our economy. The banks feel the pinch as more and more people than ever before in history are defaulting on home loans they took out, often as a result of Predatory Lending.

Consequently, as the inevitable four steps above are unfolding, we ask: why would anyone not Use Foreclosure Law to obtain a reduction in principal amount owed, in order to remain in their home when its value is rapidly decreasing? Under current government offered “Plans” and “Loan Modifications,” the amount owed remains the same (increases for many), even though the value of the home is decreasing.

Deep researcher Sharon-Brigitte Kayser-Scherman who publishes incisive and deeply ironic editorials on AmericanChronicle.com, writes on the overall economic situation. She recently wrote. “David Ignatius of the Washington Post wrote a piece that tells us why the system is about to screech to a halt. Here is an excerpt:

“Frightened financiers are pulling back from credit markets – going on strike, if you will – to escape the unraveling daisy chain of securitized assets and promissory notes that binds the global financial system. As each financier tries to protect against the next one’s mistakes, the whole system begins to sag. That’s what we’re seeing now, as credit market troubles spread from bundles of subprime residential mortgages to bundles of other kinds of debt – from student loans to retailers’ receivables to municipal bonds.”

Ms. Kayser-Scherman went on to say:

“Most people dislike economics because of its convoluted jargon. If they only knew that it was a trick to deter them from learning. So, why hide terms such as collateralized debt obligations (CDOs) or structured investment vehicle (SIV)? If you do not have a clue and are about to start scratching your head, here is what Richard Sylla, professor of economics and financial history at NYU’s Stern School of Business says in a report titled ‘The Black Box Economy,’ by Stephen Mihm last January.”

“A lot of financial innovation is designed to get around regulation. The goal is to make more money, and you can make more money if you don’t have to keep capital to back up your investments.” [Emphasis added.]

From 2008. According to the AP from March 6, 2008, “Moody’s Economy.com estimates that 8.8 million homeowners, or about 10.3% of homes, will have zero or negative equity by the end of the month. Even more disturbing, about 13.8 million households, or 15.9%, will be ‘upside down’ if prices fall 20% from their peak.” They already have. We are now at May, 2009 and more than 22% of *all* homeowners with mortgages are underwater. This will increase.

Homeowner’s Economics 101. Inside this book you can learn enough about economics so that you will understand how the cards have been stacked against you and your family. Written in plain English, not economic jargon, you will learn about various options available to you to correct the situation to your benefit, rather than to the benefit of financial entities that have fraudulently deceived you through a general pattern of Predatory Lending.

The Key. In order to enable you to understand how this book can make a difference in your life – how you can protect your family – we offer a guide and some specific suggestions in the latter chapters.

The following Chapters have been assembled in a particular order to bring you information that is not taught in schools nor available in the media. What we offer you is a basic and specific focused course in *Homeowner’s Economics 101* in order for you to understand how and why the U.S. Economy is in desperate straits as a result of *deliberate action* by financial powers. To undo their power *you* must take *deliberate action*. We will explain how to do that.

Recently the California Legislature passed a Financial Literacy Bill. Consider this book your any-state home study *Homeowner's Economics 101* course in Financial Literacy. Particularly as it may affect future decisions that you must make as your mortgage payments reset higher, or your mortgage loan increasingly puts you underwater.

To the Point. This book is explicitly written as a guide for homeowners who have discovered that they cannot afford their house payments after they reset. At the same time, millions more homeowners have discovered that their property is not worth the amount that they owe – they are underwater. We will give you the data, the information and explain why the situation is only going to become worse. We strongly believe that you must have and understand this information in order to make an informed decision to take action which will protect your family. Contrary to some Realtors opinions, we are nowhere near the bottom of the housing market. This is documented throughout the book and particularly in the Appendices.

Using Foreclosure Law to Keep Your Home is a major decision. You must clearly understand *why* it is legally and ethically appropriate – *why* it is a rational act that in itself will begin to balance the economy – if enough people *Use Foreclosure Law*. When you understand – you are no longer a victim. Rarely in history do normal people have the opportunity to actually change the world – the way things are done. That opportunity is available today.

This book was written to give you information you need to understand in order to make an *informed* decision. To enable you to understand that you have every right (if not an obligation to family), to legally *repudiate debt* that was in arguably a majority of cases based on Systemic Fraudulent Predatory Lending practices by major players in the U.S. Financial Industry.

Below is a brief synopsis of the contents of following chapters. We believe that if you have an overview and an early sense of direction for the book you will understand some relatively complex issues. Always when we can – we avoid technical financial industry and economic jargon. When we can't – we define those terms in clear language as we first introduce them to you.

Chapter 1. Opening Statement. Here we give you an overview of what has transpired in the housing market over the last ten years. Included are various terms and definitions you need to understand that pertain to the housing fiasco.

Chapter 2. Smoking Guns. This chapter identifies various acts by some national lending institutions that are clear violations of the law, and point to certain prosecutions that are under way, which will be to the advantage of all homeowners. It also documents the actual lending process beginning on the ground with Mortgage Brokers and traces the loans through the financial system where they were aggregated into Securities and sold to Institutional Investors as Mortgage Backed Securities (MBS).

They were. That market is dead. The market, for MBS composes the “toxic assets” we read about, and which the financial elites, backed by our young President, are in the process of unloading on all taxpayers, to keep the major banks from collapsing.

Chapter 3. The Political Economy. We introduce the fact that all economies are political in nature, and the corresponding fact that all politics are grounded in the economic system or process in place. We offer a first look at the Federal Reserve System, it's interactions with various Administrations; and explain why the world wide banking system is now at risk, in part due to two “G's” – Globalization and Greenspan.

Chapter 4. Greenspan's Boom – Bernanke's Bust. As the title indicates, we briefly look at the how and why of booms and busts. Frankly we indict those who have brought us a bursting housing bubble. We explain the nuance regarding inflation and deflation with a passing view to manipulated government statistics that are released to an unsuspecting public. We show that even the accounting system utilized by the Fed is designed to keep the American People from actually understanding what really goes on in the world of manipulated high finance. That is only one of *their* dirty secrets.

Chapter 5. Ten – Fifteen Million Could Walk Away From Homes. Here we report on a remarkable article from one of the world's leading and now highly regarded economists, Dr. Nouriel Roubini who is extensively quoted in the financial press. The picture he paints is a wake-call for all homeowners. His original theories of disaster earned him the nick-name Dr. Doom, and he was widely criticized in the press. Now he is regarded as prescient – a modern day Seer. The press is now at his feet. Oh, but the long-knives are coming out.

Chapter 6. A Brief Analysis of Business Cycles. In this overview chapter we provide you with information that is vital for you to understand regarding Mania-Cycles, where entire societies come to believe in a false premise that this or that asset will continue up in value. We also document how over time the Fed has given a free pass to lending institutions, which enables taxpayer bailouts for these entities when they throw caution to

the winds. When they ignore and subvert responsible risk assessment – by making inappropriate loans to those who have no chance of paying them back. They knew it, yet they proceeded – certain – that the Fed and Treasury would bail them out at the expense of all taxpayers. Arguably *they are* the Fed and Treasury. We too have been captured.

Chapter 7. Their Legal Issues. We look at a flood of litigation against so-called reputable financial institutions brought by the FBI, SEC, various State Attorney Generals; and also civil suits brought by all the parties in this fiasco who all seem to be suing each other. Really. Further we show how appraisers were pressured to deliver home price valuations that were often higher than they should have been in order to “make the deal work.” This guaranteed higher fees for Mortgage Brokers and so-called “lenders” up through the chain.

The next several chapters are what you’ve been waiting for. They’re about you and what you can do to solve your own problems. But, first we had to give you enough information for you understand that Using Foreclosure Law is perhaps the most rational, ethical, legal and maybe the best business decision you may make in your life.

Chapter 8. Fraud. This short chapter is an extensive definition of fraud courtesy of [The “Lectric Law Library.”](#) This chapter bears reading twice – it’s legalese – there will be no quiz. Yet, you must begin to understand what likely was done to you through the loan origination process. This information will enable you to begin to understand what you can do about it.

Chapter 9. Predatory Lending. Here we present many specific illegal and fraudulent practices that may have been perpetrated on you – victimized you. These are within the category of Predatory Lending. We give you enough information so that you can gather your own loan origination documents and seek out a Forensic Loan Audit. This may lead you to bring an action or stop foreclosure by working through an attorney. Repeat, working with an attorney.

*We are not attorneys and do not anywhere in this book
offer legal, investment or tax advice.*

However, through our affiliate the *Foreclosure Relief Network*, we offer a Membership opportunity to guide your through the process of Using Foreclosure Law to Keep Your Home. You go from Audit to Attorney. See our web: www.UseForeclosureLaw.com.

Chapter 10. Your Legal Issues. We show the general process of foreclosure. We give you information and links to enable you determine the basics of foreclosure law in your state. Based on the two preceding chapters, you may have enough information to make a preliminary determination as to whether or not you have been the victim of Predatory Lending. We close with some possible scenarios, which enable you (working with your own legal counsel) to control the process in your situation.

Chapter 11. Choose – Action. Here we attempt to show you that you are not alone, and that in Using Foreclosure Law, first and foremost you are making a business decision. Hopefully the information in the preceding chapters have convinced you that there is nothing at all emotional in making a business decision. We include articles and opinion to buttress the fact that you need to take action to protect *your* family – not the families of wealthy Wall Street elites.

Chapter 12. Closing Statement. In summation we remind you of historical elements – of events that have occurred in economies over centuries when the greedy have exploited those who did not possess the information or power of the elites. We look at the effect of Using Foreclosure Law on your future credit, and how you might workout or modify your loan (resulting in a significant principal – amount owed – reduction) with legal leverage on your side.

Chapter 13. Use Foreclosure Law! Here we evoke the book’s title and bring forward the specifics involving Predatory Lending and Securities Law violations that you, working with an attorney, can use to legally leverage your desired outcome – if the violations of law are significant. We explain in detail what a Forensic Loan Audit is, and why you must obtain one as the mandatory first step to take before obtaining legal counsel to press your claim against the lender.

Chapter 14. Keep Your Home. Finally, what you’ve *really* been waiting for. We hope you’ll read the previous chapters first, so that you will be empowered to take the necessary steps. This chapter relates to a, still evolving, program we’ve begun to literally guide you through the process, and provide the tools to take action.

Appendices. In the Appendix Sections we present “testimony” by expert witnesses in their own words that we believe buttress the argument to Use Foreclosure Law to Keep Your Home.

We close this Introduction with this thought: we strongly believe that it is not enough to merely have the individuals who are named on the Loan and on the house Title and Deed read and discuss this book. We believe that your whole family should be on the same page. Including teenagers who should also read and discuss this book before you make a family decision to Use Foreclosure Law. If not – if you’re not on the same page – it may create problems down the road. Not insurmountable problems, but, as the kids might say – boring.

The idea here is to eliminate the tension, fear and anxiety in your lives. Not play in-house games, when clearly there is a much larger game to be played. Make no mistake about it, we are not being cavalier when we suggest this is but a game. Frankly, one way of looking at it is that’s *it’s all a game* and we can choose which games we’ll play. From that point of view, it’s a bit lighter. Enables you to remove yourself from tension and anxiety. While it’s a *serious game*, nonetheless it’s a game you can win. We provide tools for you to win.

If you don’t like that metaphor here’s another one. Arguably we’re all living in a dream and it’s a very real, sometimes great – sometimes not so great dream – sometimes a nightmare. You can separate yourself from the dream and observe it. The act of doing that creates another persona, that of the very interested but detached observer. From there the emotion will go away, and you are able to make decisions without the emotional baggage. We’re giving you different methods to enable you to *frame* the situation in a tolerable fashion. Not merely be infused and controlled by tension, fear and anger, leading to denial and paralysis. We offer possibilities based on your taking control of your life – by taking action.

We’re just sayin’ – you can always do good work with a team effort. A *proud team* will do even better work. It’s a good idea if it’s a family decision to take action. Nonetheless in the real world it is the adults, the ones who make (or can’t make higher) house payments that take ultimate responsibility for decisions undertaken on behalf of the family.

Repudiate Predatory Housing Debt.

But how can you do it? You must prepare yourself.

Think of it. In order to buy a home, most families put 40 to 50 hours into the process: from looking at prospective homes, to offer and acceptance. And finally, all the way through the transaction to the closing table.

We’re asking you to spend 20 hours and twenty dollars.

First, you will glean essential and deep knowledge and understanding from the information in this book. Twenty bucks to buy it and ten hours to read it.

Second, you must read all of the articles on our blog. Ten hours to go through them all. Maybe less. Speed reading is OK, and there will be no exam.

By following this process you will possess the information, the knowledge and the essential courage to step up and defend your family. When you’ve really done your reading you’ll become a “professional client,” knowing what you’re doing, and, moreover doing what your knowing. When you’ve taken those steps – prepared yourself – let us know. We’ll provide a way for you to do that on the blog.

Then, we’ll provide professional tools to begin a process to enable you to:

Repudiate Predatory Housing Debt.

Ken “Postman” Kappel