

Pre-Audit Report

for

John Paul Smith

634 Cannery Row, Mililani Town, HI 96789

March 19, 2014

Mortgage Fraud Analysis

The Debt and the Security Instruments

The note has been endorsed twice, the second in blank by Countrywide Home Loans, Inc.

The mortgage has been assigned twice, first by MERS to the securitization trust (the second is a corrective assignment).

MERS

MERS is a party in the security instrument as nominee for the lender and as mortgagee. MERS, as nominee for the lender executed an assignment of mortgage.

MIN: **1000157- -5**

Note Date: **10/15/2004**

MIN Status: **Inactive**

Servicer: [Bank of America, N.A.](#)
Simi Valley, CA

Phone: **(800) 669-6607**

Investor: **The Bank of New York Mellon**

Robo-Signing

There are at least two signatories for whom links to robo-signing have been found.

Signed on the _____ day of ~~NOV 07 2008~~ 2008.

Mortgage Electronic Registration Systems, Inc. solely as nominee for, Full Spectrum Lending, Inc

By: _____
Name: _____
Title: _____

ates, Series 2004-12

X _____
Title: Jill Wosnak-Vice President

Securitization

There is a document that names the trust. This is corroborated by findings on ABSNet®. The trust's Prospectus and PSA have been located on secinfo.com.

| | Loan ID | Original Loan Amount | Original Interest Rate | Loan Origination Date | Maturity Date | ZIP Code | State | Deal Name | Bloomberg Name |
|---|---------|----------------------|------------------------|-----------------------|---------------|----------|-------|-------------------------|----------------|
| > | | 155,000.00 | 8.500000 | 10/21/2004 | 11/21/2034 | | HI | Countrywide ABS 2004-12 | CWL 2004-12 |

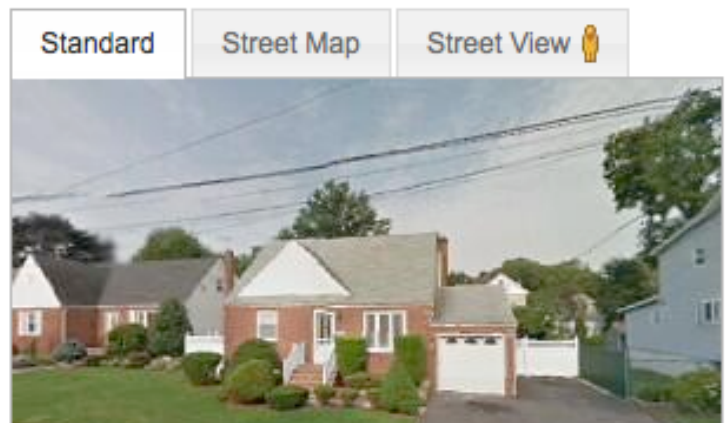
Chain of Title

There is prima facie evidence of a separation of the security instrument from the debt instrument.

The loan has been securitized. There are indications that the required chains of endorsements and assignments may not have been complied.

Property Searched

APN# 03-)-0000-00022



Voluntary Lien Search

| Date | Document Type | Buyer/Borrower | Seller/Lender | Amount |
|------------|------------------------|----------------|-------------------------------|-----------|
| 07/03/2013 | Assignment Of Mortgage | | O Nationstar Mtg Llc | |
| 10/22/2012 | Deed Of Release | | | |
| 05/15/2012 | Assignment Of Mortgage | | Bank Of America | |
| 06/07/2011 | Assignment Of Mortgage | | O Bac Home Loans Servicing Lp | |
| 04/19/2007 | Deed Of Release | | | |
| 04/16/2007 | Mortgage | | Countrywide Bk | \$27,000 |
| 10/06/2006 | Mortgage | | O Countrywide Hm Lns Inc | \$15,000 |
| 10/06/2006 | Mortgage | | O Countrywide Hm Lns Inc | \$360,000 |
| 10/05/2006 | Deed Of Release | | | |
| 10/03/2005 | Mortgage | | O Bank Of America | \$32,000 |
| 03/17/2005 | Mortgage | | O 1St 2Nd Mtg Co/Nj | \$320,000 |
| 07/18/2003 | Equity Or Credit Line | | O Fleet Bk | \$22,000 |
| 06/12/2003 | Mortgage | | O First Second Mtg Co/Nj | \$256,000 |
| 01/02/2003 | Mortgage | | O First Second Mtg Co/Nj | \$256,200 |
| 10/22/2001 | Deed (Reg) | | O Morris Robert | \$250,000 |
| 10/22/2001 | Trust Deed | | O First Union Mtg Corp | \$225,000 |
| 12/01/1999 | Mortgage | | First Union Nat'l Bk | \$100,000 |

Foreclosure

The foreclosing party is the securitization trust. Its standing to foreclose is questionable based on the foregoing preliminary findings.

Examiner's Recommendation

Conduct an examination of all relevant documents submitted and utilize all available resources for preparation of a court ready report to include examiner exhibits, investor level CUSIP Report and certified fraud examiner expert witness affidavit in support of audit.

Customization

Comments on the Mortgage with focus on the role of MERS' standing to assign *vis-a-vis* court decisions pertaining to MERS in the state of Hawaii. This could affect the validity of the assignment.

Disclaimer

The foregoing findings are only preliminary and based on a cursory review of the documents presented and initial checks on the resources that were available as of the date indicated herein. The results discussed relied more on the experience and expertise of the examiners than on the actual detailed review of the documents and are not intended to be complete or to constitute legal advice.