

511-LAW.com

Attorneys for the People

**We Want to Be
Your Family Lawyer**

You may have noticed that we have changed our name, our website and our toll-free phone number to

511-LAW.com

1.877.511.LAW.com
(1.877.511.5292)

This easy-to-remember name, toll-free number and website is part of our ongoing expansion and outreach to serve families like yours with all of their legal needs.

Please help us get the word out to your friends and families.

We have been able to help a lot of families in these difficult times but so many more need our help.

If you know someone facing foreclosure, we can help.

So many families are walking away or being forced out of their homes after only 4-6 months when, with our services, these same families might be able to stay in their own homes for as long as 18-24 months for far less than the costs of moving or paying rent.

If you have any questions, please call us at
954-762-2555

511-LAW.com

Attorneys for the People

1401 East Broward Blvd., Suite 206
Fort Lauderdale, FL 33301
Phone: 954.762.2555 Fax: 954.762.2554
www.511-LAW.com

Garry Johnson

Bruce Herman

***Your complete "family lawyer"
... for all of the legal needs of
you and your family.***

*Foreclosure Defense
and Loan Modifications*

Bankruptcy and Credit Issues

*Real Estate Sales and Purchases
(including Short Sales)*

Personal Injury and Wrongful Death

Accidents and Injuries

Litigation

DUI and Driving Offenses

Criminal Matters

Traffic Tickets

Contracts

Corporations

Employment Law

Wills, Trusts and Estates

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APRIL UPDATES

- 1. 511-LAW is now your family lawyer**
*Increased services for all
your legal needs..*
- 2. Loan Modification Updates**
*Loan modification programs do not yet
offer meaningful principal reductions.*
- 3. Litigation Updates**
*Damage and attorney fee awards may
reduce your legal fees in the future.*
- 3. Wrongful Foreclosures**
*It is happening a lot more than
anyone suspected*

*Thank you again for the opportunity to assist
you in your legal matters. We hope these
April Updates are of interest to you.*

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954-762-2555

Garry

Bruce



Loan Modification Updates . . .

Loan modification programs do not yet offer meaningful principal reduction for struggling Florida properties that remain underwater.

The current loan modification programs continue to apply the “31% gross income” test in determining possible loan modifications in the following order of priority:

- 1st, interest rate adjustments (as low as 2%),
- 2nd, maturity/principal deferrals (up to 40 years),
- 3rd, principal reductions not generally available.

For Florida homeowners whose properties are not significantly underwater, these adjustments can be meaningful. Unfortunately, the application process, documentation and lender delays can be frustrating.

And for those currently struggling with a loss of jobs or income, there is no temporary relief. You are better waiting until your job or income situation improves (then you might qualify) before applying for a loan modification.

For those homeowners whose properties are significantly underwater, these adjustments are of little help. Until meaningful principal reductions become an option under the modification programs, homeowners that are underwater are hard-pressed to justify continuing to “throw good money after bad.”

To this end, the federal government has more recently suggested that lenders should consider principal reductions but without real incentives or assistance, this seems little more than political rhetoric.

We will keep you advised of any real progress.

WRONGFUL FORECLOSURE . . . there is a RIGHT WAY . . .

and a WRONG WAY !

Litigation Updates . . .

We see Florida foreclosures contested by us now taking 18-24 months, if not longer.

We are making headway against lenders on a number of fronts. As you can see from our enclosed article on “Wrongful Foreclosures,” the courts are beginning to catch on and realize that lenders and their attorneys may not always follow the rules.

Remember though, our defense efforts cannot last forever and are designed to give you the time for your circumstances or for loan modification programs to get better. Use this time wisely. Save the money you are not paying in rent to make a “fresher start.”

Damage or attorney fee awards may reduce your legal fees.

As the courts see and hear more of these abuses, this may open the door for us to pursue and recover certain damages, attorney fees and costs on your behalf.

We will evaluate these opportunities and pursue them on your behalf (*at no cost to you*) when we deem our arguments and efforts plausible and cost-effective.

Most awards are not expected to exceed \$1,000. We will pursue these opportunities on a contingency fee basis and any proceeds, if and when recovered, will be allocated first, to pay our time and costs, and then any excess will be allocated 67% to you and 33% to us.

If you prefer that we not pursue these remedies on your behalf, please advise us in writing. If you have any questions, please call us at 954-762-2555.

“*Wrongful foreclosure*” is the wrongful, unjust or illegal prosecution of a foreclosure in complete disregard of the rights of homeowners.

AND IT IS HAPPENING A LOT MORE THAN ANYONE SUSPECTED !

We have found that many lenders have chosen to wrongfully foreclose on 1,000’s of homeowners in complete disregard for the law.

Lenders are entitled to foreclose when the homeowner fails to pay, ... BUT, lenders are NOT entitled to shortcut or hoodwink the legal process just to save time or money.

We have reviewed 100’s of court files and have found serious improprieties and wrongful actions in which Lenders have consciously chosen -

- ⊗ to take improper shortcuts, ...
- ⊗ to file false or misleading pleadings,...
- ⊗ to mislead judges and homeowners, ... and
- ⊗ to rely upon the homeowner’s inability to afford an attorney to hoodwink the system.

And “no harm, no foul” is not a defense, . . . neither is “the end justifies the means.”

Homeowners wronged by these actions may be entitled to vacate any foreclosure judgment, stop and cancel any sale and recover money damages, Even homeowners already foreclosed and forced to move from their homes may be entitled to move back in or to recover money damages.

If you know someone that is at foreclosure sale or already foreclosed, we may be able to help them stop their sale or recover damages, even if they have already been forced to move. Please have them call us for a free review of their file