



NEWS RELEASE

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Greeley Predatory Lending Case

The Colorado Civil Rights Commission's complaint requesting that civil penalties, damages, and cease and desist orders be assessed against defendants Dean Juhl, Charles Brandt, Flora Carmona, Jessica Feliciano, and JC Distinguished Finance, LLC was granted by a judge in the Weld County District Court.

Steven Chavez, Director of the Colorado Civil Rights Division, issued a probable cause finding against the defendants in regards to several fair housing claims that were filed with the Division. He also testified in damages hearing in Weld County District Court. Evidence obtained during the Division's investigations revealed that the defendants targeted Hispanic homebuyers in the Greeley area and subjected them to discriminatory predatory lending practices that eventually forced the homebuyers into foreclosure. The investigations revealed that the defendants used affinity marketing techniques to lure buyers to the Gateway Estates and Gateway Lakes subdivisions to purchase homes that they were not financially qualified to purchase and gave false information to the buyers about the financing of the homes.

Judge Daniel S. Maus granted the Commission's motion for default judgment and assessed a \$25,000.00 civil penalty against each of defendants Dean Juhl, Charles Brandt, Jessica Feliciano, and JC Distinguished Finance, LLC, a \$10,000.00 civil penalty against defendant Flora Carmona, damages in the amount of \$519,203.62 jointly against the defendants, as well as an order to cease and desist all discriminatory and unfair housing practices in the state of Colorado. All for a total of \$629,203.62 in damages and penalties.

*DORA is dedicated to preserving the integrity of the marketplace and is committed to promoting a fair and competitive business environment in Colorado.
Consumer protection is our mission.*

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