

Where To Send Your Loans

If you are shopping for a servicer, this annual directory will help you find the appropriate company for your loans or portfolios

This month, **Secondary Marketing Executive** presents its Directory of Subservicers, covering companies nationwide that service a variety of loan and collateral types. If you would like to be included in future directories, feel free to call (800) 325-6745.

1ST PALM FINANCIAL SERVICES LLC

6675 Corporate Center Pkwy., Ste. 340, Jacksonville, FL 32216; (866) 745-9657; fax (904) 281-5051. Contact: *Mary Parkman, administrative assistant.*

E-mail: maryparkman@1stpalm.com
Types Of Loans Subserviced: ARMs; balloons; conventional; FHA; fixed rate; VA. **Services Provided:** bankruptcy administration; collections; escrow administration; foreclosure management; investor reporting; master servicing; online access; payoff processing; REO; quality control. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; Ginnie Mae; private investors; VA.

AAMES HOME LOAN

332 Victoria St., Apt. C-202, Costa Mesa, CA 92627; (949) 515-0714; fax (714) 364-6217. Contact: *Reanna Sheehan, loan processor.*

E-mail: reannajoy@msn.com
Web site: www.aamesdirect.com
Types Of Loans Subserviced: ARMs; balloons; conforming; consumer; conventional; co-ops; FHA; fixed rate; non-conforming; private investor; step loans; subprime credit; home equity. **Services Provided:** asset liquidation; default management; document custody; master servicing; online access; portfolio analysis; specialized outsourcing. **Investor Approvals:** Fannie Mae; Freddie Mac; housing

authorities; private investors; Wall Street.

AMERINATIONAL COMMUNITY SERVICES

8121 E. Florence Ave., Downey, CA 90240; (800) 943-1988; fax (562) 927-2362. Contact: *Gladys Perez, marketing manager.*

E-mail: info@amerinational.net
Web site: www.amerinational.net

Types Of Loans Subserviced: balloons; commercial; conforming; conventional; FHA; fixed rate; graduated payment; manufactured housing; multifamily; non-conforming; non-performing; private investor; rehab; second mortgages; step loans; subprime credit; 125% LTV. **Services Provided:** bankruptcy administration; certifications/recerts; collections; default management; document custody; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; online access; payoff processing; REO; special servicing; specialized outsourcing; Davis-Bacon wage compliance; LIHTC compliance. **Investor Approvals:** Fannie Mae; FHA; housing authorities; private investors.

BANKNEWPORT

P.O. Box 450, Newport, RI 02809; (800) 234-8586; fax (401) 841-0720. Contact: *Sally Battison, vice president.*

E-mail: sally.battison@banknewport.com
Web site: www.banknewport.com
Types Of Loans Subserviced: ARMs; conforming; conventional; FHA; fixed rate; graduated payment; non-conforming; private investor; second mortgages; VA; home equity. **Services Provided:** collections; escrow administration; foreclosure management;

investor reporting; loss mitigation; master servicing; online access; payoff processing; private label. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; housing authorities; private investors; VA.

BSI FINANCIAL SERVICES INC.

314 S. Franklin St., Titusville, PA 16354; (814) 827-4661; fax (814) 827-3454. Contact: *Jill Johnson-Sheely, executive vice president, chief operating officer.*

E-mail: jsheely@bsifinancial.com
Web site: www.bsimortgage.com

Types Of Loans Subserviced: ARMs; balloons; commercial; commercial MBS; conforming; consumer; conventional; FHA; fixed rate; manufactured housing; mortgage-backed securities; multifamily; non-performing; private investor; REO; second mortgages; VA; home equity; title 1. **Services Provided:** bankruptcy administration; collections; default management; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; payoff processing; private label; REO; quality control; special servicing. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; VA; GMAC-RFC; FDIC; FHLBI.

Celink®

CELINK

3900 Capital City Blvd., Lansing, MI 48906; (517) 321-9002; fax (517) 321-0260. Contact: *John LaRose, chief executive officer.*

E-mail: john@celink.com
Web site: www.celink.com

Types Of Loans Subserviced: conforming; consumer; conventional; FHA; fixed rate; manufactured housing; mortgage-backed securities; non-conforming; non-performing; private investor; rehab; REO; second mortgages; subprime credit; VA; 125% LTV; home equity; title 1. **Services Provided:** asset liquidation; bankruptcy administration; collections; default management; EDI; escrow administration; foreclosure management; investor reporting; loss mitigation; payoff processing; REO; special servicing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.



CENLAR FSB

425 Phillips Blvd., Ewing, NJ 08618; (888) 782-7378; fax (609) 538-4024. Contact: *David J. Miller Jr., senior vice president.*

E-mail: marketing@cenlar.com
Web site: www.cenlar.com

Types Of Loans Subserviced: ARMs; balloons; conforming; conventional; co-ops; FHA; fixed rate; graduated payment; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; REO; second mortgages; VA; home equity. **Services Provided:** ARM audits; bankruptcy administration; collections; default management; document custody; due diligence; EDI; escrow administration; foreclosure management; fraud prevention/recovery; investor reporting; loss mitigation; online access; payoff processing; portfolio analysis; private label; REO; quality control; special servicing; specialized outsourcing. **Investor Approvals:** conduits; Fannie Mae; Farmer Mac; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.

CIMARRON MORTGAGE CO.

6310 Ridgewood Rd., Jackson, MS 39211; (601) 899-1510; fax (601) 899-1521. Contact: *Paul Salvo, president.*

E-mail: psalvo@ecimarron.com
Web site:

www.cimarronmortgage.com

Types Of Loans Subserviced: ARMs; balloons; conforming; conventional; FHA; fixed rate; graduated payment; manufactured housing; mortgage-backed securities; non-conforming; private investor; VA. **Services Provided:** bankruptcy administration; collections; default management; EDI; escrow administration; foreclosure management; investor reporting; loss mitigation; payoff processing. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; VA.



Countrywide

SUBSERVICING

COUNTRYWIDE SUBSERVICING

450 American St., MS SV3-A, Simi Valley, CA 93065; (800) 293-0780; fax (805) 578-6177. Contact: *Lee Wardlow, first vice president.*

E-mail: subservicing@countrywide.com

Web site:

www.subservicing.countrywide.com

Types Of Loans Subserviced: ARMs; balloons; conforming; conventional; co-ops; FHA; fixed rate; graduated payment; mortgage-backed securities; non-conforming; non-performing; private investor; REO; second mortgages; step loans; subprime credit; VA; 125% LTV; home equity; title 1; home equity lines of credit. **Services Provided:** asset liquidation; bankruptcy administration; collections; default management; document custody; EDI; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; online access; payoff processing; portfolio analysis; private label; REO; quality control; specialized outsourcing; servicing val-

uation; origination services. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.

DOVENMUEHLE MORTGAGE INC.

1501 Woodfield Rd., Schaumburg, IL 60173; (847) 330-8023; fax (847) 330-8013. Contact: *David Allison, senior vice president.*

E-mail: david.allison@dmicorp.com
Web site: www.dovenmuehle.com

Types Of Loans Subserviced: ARMs; balloons; commercial; commercial MBS; conforming; conventional; co-ops; FHA; fixed rate; graduated payment; manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; rehab; REO; reverse mortgages; second mortgages; step loans; subprime credit; VA; 125% LTV; home equity; title 1; reverse mortgages; custom loan programs. **Services Provided:** ARM audits; bankruptcy administration; collections; default management; EDI; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; online access; payoff processing; private label; REO; special servicing. **Investor Approvals:** conduits; Fannie Mae; Farmer Mac; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.

EVERGREEN NOTE SERVICING

208 N. Meridian, Puyallup, WA 98371; (866) 358-6683; fax (253) 845-4430. Contact: *Philip Dryden, vice president.*

E-mail: phil@notecollection.com

Web site: www.notecollection.com

Types Of Loans Subserviced: ARMs; balloons; commercial; conforming; consumer; conventional; co-ops; FHA; fixed rate; manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; second mortgages; 125% LTV; home equity. **Services**

Provided: document custody; EDI; escrow administration; investor reporting; loss mitigation; master servicing; online access; payoff processing; private label; quality control; special servicing; specialized outsourcing. **Investor Approvals:** housing authorities; private investors.

EVERHOME MORTGAGE COMPANY

8100 Nations Way, Jacksonville, FL 32256; (904) 281-6241; fax (904) 281-6206. Contact: *Carolyn Cragg, senior vice president.*

E-mail: carolyn.cragg@everhome-mortgage.com

Web site: www.everhomemortgage.com

Types Of Loans Subserviced: ARMs; balloons; commercial; commercial MBS; conforming; conventional; co-ops; FHA; fixed rate; graduated payment; manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; rehab; REO; second mortgages; step loans; subprime credit; VA; 125% LTV; home equity; title 1. **Services Provided:** collections; foreclosure management; loss mitigation; REO; special servicing; specialized outsourcing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.



FORECLOSURELINK INC.

5006 Sunrise Blvd., Ste. 200, Fair Oaks, CA 95628; (916) 962-3453; fax (916) 962-1334. Contact: *Michael Andrews, president.*

E-mail:

mandrews@foreclosurelink.com

Web site: www.foreclosurelink.com

Services Provided: bankruptcy administration; default management; due diligence; foreclosure management; fraud prevention/recovery; loss mitigation; online access; payoff pro-

cessing; portfolio analysis; REO; quality control; specialized outsourcing; nationwide evictions; default services.

GMAC Mortgage

GMAC MORTGAGE

3451 Hammond Ave., Waterloo, IA 50702; (877) 300-4622; fax (319) 236-5175. Contact: *Kenneth Perkins, senior vice president.*

E-mail: solutions@gmacm.com

Web site: www.gmacsolutions.com

Types Of Loans Subserviced: ARMs; balloons; conforming; consumer; conventional; co-ops; FHA; fixed rate; graduated payment; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; rehab; REO; reverse mortgages; second mortgages; step loans; subprime credit; VA; 125% LTV; home equity; title 1. **Services Provided:** private label; REO; special servicing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.

GRANITE LOAN MANAGEMENT

10770 E. Briarwood Ave., Ste. 280, Centennial, CO 80112; (303) 925-2016; fax (888) 456-4999. Contact: *Julie Graham, servicing manager.*

E-mail: julie.graham@graniteloan.com

Types Of Loans Subserviced: private investor; new construction/renovation. **Services Provided:** collections; investor reporting; private label; special servicing; specialized outsourcing; Draw Disbursements Administration. **Investor Approvals:** private investors.

GREYSTONE SERVICING CORP. INC.

419 Belle Air Lane, Warrenton, VA 20186; (540) 341-2100; fax (540) 341-2121. Contact: *Betsy Vartanian, executive vice president.*

E-mail: bvartanian@greystoneusa.com

Web site: www.greystone.com

Types Of Loans Subserviced: bal-

loons; commercial; commercial MBS; conventional; FHA; fixed rate; mortgage-backed securities; multifamily; non-performing; rehab; REO. **Services Provided:** asset liquidation; certifications/recerts; default management; due diligence; escrow administration; foreclosure management; investor reporting; master servicing; online access; payoff processing; REO; special servicing. **Investor Approvals:** conduits; Fannie Mae; FHA; Ginnie Mae.

HOMEQ SERVICING CORP.

4837 Watt Ave., Ste. 100, North Highlands, CA 95660; (888) 892-0640; fax (435) 655-7676. Contact: *Rick Lee, executive vice president, business development.*

E-mail: rick.lee@wachovia.com

Web site: www.homeq.com

Types Of Loans Subserviced: ARMs; balloons; conforming; consumer; conventional; co-ops; FHA; fixed rate; mortgage-backed securities; non-conforming; non-performing; private investor; REO; second mortgages; subprime credit; VA; 125% LTV; home equity; title 1; interest only. **Services Provided:** ARM audits; asset liquidation; bankruptcy administration; collections; default management; document custody; due diligence; EDI; escrow administration; foreclosure management; fraud prevention/recovery; investor reporting; loss mitigation; online access; payoff processing; portfolio analysis; REO; special servicing; subservicing; customer service. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; Ginnie Mae; private investors; VA; rating agencies.

LOANCARE SERVICING CENTER INC.

9 Interstate Corporate Center, Norfolk, VA 23502; (800) 274-9900; fax (336) 812-8895. Contact: *Greg Harney, vice president.*

E-mail: harneyg@loancareservicing.com

Web site: www.loancareservicing.com

Types Of Loans Subserviced: ARMs; commercial; consumer; conventional; FHA; fixed rate; graduated payment;

manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; rehab; REO; second mortgages; subprime credit; VA; 125% LTV; home equity; title 1. **Services Provided:** asset liquidation; bankruptcy administration; certifications/recerts; collections; default management; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; online access; payoff processing; private label; REO; quality control; special servicing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; VA.

MASTER FINANCIAL INC.

505 City Parkway W., Ste. 800, Orange, CA 92868; (800) 727-9836; fax (800) 727-4639. Contact: *Sammy Long, business development manager.*

E-mail: slong@mfinet.com

Web site: www.mfiloans.com

Types Of Loans Subserviced: ARMs; commercial; commercial MBS; conforming; consumer; conventional; co-ops; FHA; fixed rate; manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; REO; second mortgages; subprime credit; 125% LTV; home equity; title 1. **Services Provided:** ARM audits; asset liquidation; bankruptcy administration; certifications/recerts; collections; default management; due diligence; EDI; escrow administration; foreclosure management; fraud prevention/recovery; investor reporting; loss mitigation; master servicing; online access; payoff processing; portfolio analysis; private label; REO; quality control; special servicing; specialized outsourcing. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street.

MIDWEST LOAN SERVICES INC.

616 Sheldon Ave., Ste. 300, Houghton, MI 49931; (906) 487-5870; fax (906) 487-

5869. Contact: *Ed Burger, president.*

E-mail:

burgere@midwestloanservices.com

Web site:

www.midwestloanservices.com

Types Of Loans Subserviced: ARMs; balloons; conforming; conventional; FHA; fixed rate; mortgage-backed securities; non-conforming; non-performing; private investor; subprime credit. **Services Provided:** bankruptcy administration; collections; default management; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; online access; payoff processing; private label; quality control. **Investor Approvals:** Fannie Mae; FHA; Freddie Mac; Ginnie Mae; private investors.

MORTGAGE SUBSERVICING.COM

869 W. Buena, Ste. 518, Chicago, IL 60613; (773) 857-7559.

Contact: *Greg Janecka, president.*

E-mail:

sales@mortgagesubservicing.com

Web site:

www.mortgagesubservicing.com

Services Provided: education; consulting.

MULTI-FINANCIAL SERVICES CO. INC.

2580 Care Dr., Ste. 2, Tallahassee, FL 32308; (800) 326-4112; fax (850) 656-3655. Contact: *Don Wallace, national sales manager.*

E-mail: donw@thetrakker.com

Web site: www.multi-fin.com

Types Of Loans Subserviced: conventional; fixed rate; non-conforming; city; county; non-profit affordable housing loans. **Services Provided:** collections; escrow administration; master servicing; online access; payoff processing; special servicing.

OCWEN FINANCIAL CORP.

1675 Palm Beach Lakes Blvd., West Palm Beach, FL 33401; (800) 336-2936; fax (561) 682-8166. Contact: *Michael Short, vice president, business*

development.

E-mail: mshort@ocwen.com

Web site: www.ocwen.com

Types Of Loans Subserviced: ARMs; balloons; commercial; commercial MBS; conforming; consumer; conventional; co-ops; FHA; fixed rate; mortgage-backed securities; multifamily; non-conforming; non-performing; REO; second mortgages; subprime credit; VA; 125% LTV. **Services Provided:** asset liquidation; bankruptcy administration; collections; default management; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; online access; payoff processing; portfolio analysis; REO; quality control; special servicing; specialized outsourcing. **Investor Approvals:** conduits; Fannie Mae; Farmer Mac; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.



OPTION ONE
M O R T G A G E

an H&R BLOCK company

OPTION ONE MORTGAGE CORP.

3 Ada, Irvine, CA 92618; (800) 752-3310; fax (949) 784-6139. Contact: *Joanne Cordero, vice president, strategy and development, servicing division.*

Web site: www.optiononemortgage.com

Types Of Loans Subserviced: ARMs; balloons; conforming; conventional; fixed rate; manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; REO; second mortgages; subprime credit; home equity. **Services Provided:** ARM audits; asset liquidation; bankruptcy administration; collections; default management; EDI; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; online

access; payoff processing; portfolio analysis; REO; quality control; special servicing. **Investor Approvals:** conduits; Fannie Mae; private investors; Wall Street.

**PRENOVOST, NORMANDIN,
BERGH & DAWE**

2122 N. Broadway, Ste. 200, Santa Ana, CA 92706; (714) 547-2444; fax (714) 835-2889. Contact: *Thomas J. Prenovost Jr., president, managing partner.*

E-mail: tprenovost@pnbd.com

Web site: www.pnbd.com

Types Of Loans Subserviced: consumer; fixed rate; non-performing; second mortgages; 125% LTV; home equity; title 1. **Services Provided:** bankruptcy administration; collections; default management; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; portfolio analysis; quality control; specialized outsourcing. **Investor Approvals:** Fannie Mae; Freddie Mac; private investors.

RBMG INC.

9710 Two Notch Rd., Columbia, SC 29223; (904) 251-6671; fax (904) 251-6340. Contact: *Mark Kramer, director of subservicing sales.*

E-mail: mkramer@rbmg.com

Web site: www.rbmg.com

Types Of Loans Subserviced: ARMs; balloons; conforming; consumer; conventional; co-ops; FHA; fixed rate; graduated payment; manufactured housing; mortgage-backed securities; multifamily; non-conforming; non-performing; private investor; rehab; REO; second mortgages; subprime credit; VA; 125% LTV; home equity. **Services Provided:** ARM audits; bankruptcy administration; collections; default management; due

diligence; EDI; escrow administration; foreclosure management; investor reporting; loss mitigation; online access; payoff processing; private label; REO; quality control. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.

**SELECT PORTFOLIO
SERVICING INC.**

3815 South West Temple, Salt Lake City, UT 84115; (801) 293-3822; fax (801) 313-2244. Contact: *Nigel D. Brazier, senior vice president.*

E-mail:

nigel.brazier@selectservicing.com

Web site: www.selectservicing.com

Types Of Loans Subserviced: ARMs; balloons; conforming; conventional; co-ops; FHA; fixed rate; manufactured housing; mortgage-backed securities; non-conforming; non-performing; private investor; REO; second mortgages; subprime credit; 125% LTV; home equity. **Services Provided:** asset liquidation; bankruptcy administration; collections; default management; due diligence; escrow administration; foreclosure management; investor reporting; loss mitigation; master servicing; payoff processing; portfolio analysis; private label; REO; quality control; special servicing; specialized outsourcing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; private investors; Wall Street.

**WENDOVER FINANCIAL
SERVICES**

725 N. Regional Rd. W., Greensboro, NC 27377; (800) 677-9484; fax (336) 668-3602. Contact: *Carlos Stanley, senior vice president.*

E-mail: sales@wendover.eds.com

Web site: www.wendover.com

Types Of Loans Subserviced: ARMs; balloons; commercial; conforming; consumer; conventional; FHA; fixed rate; graduated payment; manufactured housing; mortgage-backed securities; non-conforming; non-performing; private investor; rehab; REO; reverse mortgages; second mortgages; step loans; subprime credit; VA; 125% LTV; home equity. **Services Provided:** ARM audits; asset liquidation; bankruptcy administration; collections; default management; due diligence; EDI; escrow administration; foreclosure management; fraud prevention /recovery; investor reporting; loss mitigation; online access; payoff processing; private label; REO; special servicing; specialized outsourcing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; housing authorities; private investors; Wall Street; VA.

WILSHIRE CREDIT CORP.

14523 S. W. Millikan Way, Beaverton, OR 97005; (503) 223-5600; fax (503) 952-7476. Contact: *Jay Memmott, president.*

E-mail: jay_memmott@wcc.ml.com

Web site: www.wfsg.com

Types Of Loans Subserviced: balloons; fixed rate; mortgage-backed securities; non-performing; REO; second mortgages; subprime credit; 125% LTV; home equity. **Services Provided:** bankruptcy administration; collections; default management; due diligence; escrow administration; foreclosure management; fraud prevention /recovery; investor reporting; loss mitigation; online access; portfolio analysis; REO; quality control; special servicing. **Investor Approvals:** conduits; Fannie Mae; FHA; Freddie Mac; Ginnie Mae; private investors; Wall Street.

SME