

Former Willingboro Township Mayor Sentenced to Prison For Mortgage Fraud in Connection with Fraudulent Short Sale

Monday, June 1, 2026

For Immediate Release

U.S. Attorney's Office, District of New Jersey

TRENTON, N.J. – Nathaniel Anderson, a town councilman and the former Mayor of Willingboro in Burlington County, New Jersey, was sentenced to prison for committing mortgage fraud in connection with a fraudulent short sale of real estate, and his business associate Chrisone Anderson was sentenced to eight months' home confinement for her role in the scheme, U.S. Attorney Robert Frazer announced.

Nathaniel Anderson, 59, and Chrisone Anderson, 58, were previously convicted by a federal jury of one count of conspiracy to commit wire fraud affecting a financial institution, one count of bank fraud, and two counts of making a false statement on a mortgage application. On June 1, 2026, U.S. District Court Judge Robert Kirsch sentenced Nathaniel Anderson to 12 months and one day in prison, to be followed by a three-year term of supervised release. Chrisone Anderson was sentenced to eight months' home confinement to be followed by a three-year term of supervised release. Both Nathaniel Anderson and Chrisone Anderson were ordered to pay restitution to the victims in the total amount of \$221,9862.71.

According to documents filed in this case and the evidence at trial:

From March 2015 through June 2017, Nathaniel Anderson and Chrisone Anderson conspired and agreed to orchestrate a fraudulent short sale of a property in Willingboro from Nathaniel Anderson to Chrisone Anderson.

As part of the conspiracy to defraud a government-sponsored enterprise to discharge a mortgage obligation on Nathaniel Anderson's property in Willingboro and to induce a mortgage lending business to issue a new mortgage on the property, Chrisone Anderson executed – and Nathaniel D. Anderson aided and abetted the execution of – mortgage documents containing materially false representations. These included that the short sale was an arm's length transaction, that Chrisone Anderson did not have a prior business relationship with Nathaniel Anderson, that Nathaniel Anderson would not continue to occupy the property as his residence following the short sale, and that Chrisone Anderson would occupy the property as her primary residence.

As a result of the fraudulent short sale, the government-sponsored enterprise discharged Nathaniel Anderson's mortgage obligation, causing a total loss of over \$200,000, and the victim lender issued a new mortgage on the property.

U.S. Attorney Frazer credited special agents of the FBI, Newark Division, Trenton Resident Agency, under the direction of Special Agent in Charge Stefanie Roddy in Newark; and special agents of the Northeast Region of the Federal Housing Finance Agency, Office of the Inspector General, under the direction of Special Agent in Charge Robert Manchak, with the investigation leading to the charges.

The government is represented by Assistant U.S. Attorney Joseph McFarlane of the Special Prosecutions Division, and Assistant U.S. Attorney Andrew M. Trombly, Deputy Chief of the Criminal Division in Newark.

Defense counsel: Andrea Aldana and Adalgiza Nunez (Nathaniel Anderson)

Troy Archie (Chrisone Anderson)

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