



Bill Buskirk | Senior Vice President



Corey Aber | Vice President



Ted Merkle | Senior Director



Diana Jones
Senior Director

Guarantor Risk & External Relations: Monitors guarantor exposure and securitized loan risk.
Asset Performance & Securitization Support: Evaluates property performance for securitization readiness and oversees Master Servicing for SB-, Q-, ML-, and K-Deals.
Loan Compliance: Ensures compliance across pre- and post-securitization loans.



Sara Hoffmann
Senior Director

Portfolio Surveillance Data Analytics: Advanced analytics on portfolio surveillance.
Portfolio Surveillance Risk Management: Oversees high-risk portfolios and risk classification processes.



Justin Thomson
Senior Director

Real Estate Services: Provides valuation and physical risk assessment expertise.



Tom McDonald
Senior Director

Structured Transactions: Services structured multifamily financing products and portfolios.



David Goozman
Senior Director

Borrower Transactions: Manages portfolio, securitized and warehouse loan borrower transactions.



Mike Morosi-Brown
Senior Director

Insurance Compliance: Provides insurance oversight and portfolio risk guidance.
Policy Surveillance: Assesses policy impacts on multifamily portfolio risk.



Carlen Rowan
Senior

Business Management: Drives automation, reporting, and cross-team efficiency.

Asset Resolution & REO: Manages defaults, workouts, note sales, receiverships, foreclosures/REO, maturity extensions, and repurchase claims; handles Special Servicing transfers and processes loan advances

AMPS Leadership Team | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President

Portfolio Surveillance



Diana Jones
Senior Director

Guarantor Risk & External Relations: Monitors guarantor exposure and securitized loan risk.
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Sara Hoffmann
Senior Director

Data Analytics: Advanced analytics on portfolio surveillance.
Risk Management: Oversees high-risk portfolios and risk classification processes.



Justin Thomson
Senior Director

Real Estate Services: Provides valuation and physical risk assessment expertise.

Asset Management



Tom McDonald
Senior Director

Structured Transactions: Services structured multifamily financing products and portfolios.



David Goozman
Senior Director

Borrower Transactions: Manages portfolio, securitized and warehouse loan borrower transactions.



Mike Morosi-Brown
Senior Director

Insurance Compliance: Provides insurance oversight and portfolio risk guidance.
Policy Surveillance and Strategy: Assesses policy impacts on multifamily portfolio risk.

Business Management



Carlen Rowan
Senior

Business Management: Drives automation, reporting, and cross-team efficiency.

Asset Management & Portfolio Surveillance (AMPS) Leadership

Portfolio Surveillance | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



Diana Jones
Senior Director

Laura Sivak
Senior Manager

Brianna Brown
Manager

Julian Spiker
Manager

Scott Tegart
Senior

Noah Olague Pazmino
Associate

Vivian Li
Senior Associate

Christopher Cuomo
Senior Analyst

Kyle Warise
Professional

Guarantor Risk and External Relations

Monitor deal and loan performance and guarantor payments and maturity payment risk. Responsible for surveillance and monitoring of the securitized portfolio and act as liaison for external deal parties.

Portfolio Surveillance | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



Diana Jones
Senior Director

Mina Hensley
Director

Laurie Kadavy
Director

Yemareshet Kebede
Manager

Aaron Cote
Manager

Justin Phan
Professional

Susan Henry
Senior

Jamie Senft
Associate

Rachel Waggoner
Professional

Zoe Lansbury
Associate

Lan Ningcharoen
Professional

Susan Shank
Senior

Paige Jett
Associate

Ashley Green
Associate

Zach Disisto
Associate

Katrina May
Associate

Georgena Kelly
Senior

Valentin Plastino
Associate

Alexi Thomas
Senior Analyst

Nora Seigle
Associate

Brian Bigos
Senior

Annabelle Enig
Analyst

Erden Sangor
Senior Analyst

Cole Neal
Analyst

Portfolio Surveillance - Asset Performance and Securitization Support

Collects and analyzes property-level data to support securitization due diligence. Maintains and facilitates PRS and evaluates property financial performance for loans prior to securitization. Oversees Master Servicing responsibilities for SB-Deals®, Q-Deals®, and select K-Deals®. Conducts surveillance and monitoring of the on-balance sheet SBL portfolio and HFS warehouse population.

Portfolio Surveillance - Loan Compliance

Compliance monitoring for loans pre- and post-securitization where Freddie Mac is Master Servicer. Support securitization with compliance related questions and coordination of representation & warranties. This team also investigates hazard losses and the initial impact of natural disasters.

Portfolio Surveillance | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



Sara Hoffmann
Senior Director

Mei-Fong Long
Director

Professor Sojitra
Manager

Lauren Miles
Senior Manager

Lori Umberger
Manager

Matt Kazimir
Senior Associate

Christopher Moreira
Senior Analyst

Nick Marozzi
Senior Manager

Emily Stephens
Manager

Colleen Storey
Senior

Joel Echerman
Senior

Nick Merletti
Senior

SJ McTighe
Senior

Sarah Curcio-Rudy
Senior

Weijun Lei
Senior

Jennifer Williams
Professional

Lauren Workman
Senior

Portfolio Surveillance - Data Analytics

In-depth data analytics on portfolio surveillance, analyzing quantitative and qualitative factors to identify loan performance drivers and impacts.

Portfolio Surveillance - Risk Management

The high risk and moderate risk surveillance team monitors and classifies the loan population to identify, assess, and manage risks. They analyze loan data to detect potential issues and implement strategies to proactively mitigate risk within the population.

Real Estate Services | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



Justin Thomson
Senior Director

Kevin Walsh
Senior

Gabrielle Riedy
Senior

Arnold Vieyra
Senior

Katie Pidano
Senior

Grace Tong
Senior

James Houff
Senior

Erin Kates
Senior

Real Estate Services - Appraisal and Physical Risk

Technical assistance, quality assurance, and evaluation of valuation, property condition, environmental, seismic and construction third-party reports to support credit, equity and securitization decisions.

Structured Transactions | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



Tom McDonald
Senior Director

Garth Wells Director	Robert Klixbull Senior Manager	Maqsood Afaq Manager	Matthew Tressler Manager	Jennifer Douglas Professional	Kim Shea Professional
Sherry Hibbs Senior	Dorian Butts Senior	Moustapha Diaw Senior	Erik Moreno Senior		
	Justin Deckelbaum Senior	Yasmin Hossain Senior			
	Joshua Burgett Professional				

Structured Transactions
Services the Structured Transactions portfolio including bonds, Tax-Exempt Loans, Transitional Lines of Credit, TAH loans, LIHTC Equity and SFR.

Borrower Transactions | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



David Goozman
Senior Director

Jannette Amedome
Senior Manager

Mary Dan
Manager

Gissou Rafiekian
Manager

Frank Turnyanszki
Senior

Diane Alaniz
Senior

Jason Yang
Manager

Stacia Sandiford
Senior

Taryn McDuffie
Senior

Natalie Martin
Analyst

Renee Benn
Senior

Evan Kaczmarek
Analyst

Catherine Seng
Senior

Jonathan Zellmer
Analyst

Borrower Transactions

Services portfolio loans, securitized and warehouse loan borrower transactions and manages other post-securitization loan issues.

Policy Surveillance, Strategy & Insurance | Organization Chart (As of July 10, 2026)



Corey Aber | Vice President



Michael Morosi-Brown
Senior Director

Paul Wooldridge
Director



Melissa Winkler
Manager

Darryn Mumphery
Senior

Cybel McDevitt
Manager

Victor Vuong
Manager

Courtney Goodman
Senior

Kevin Hylton
Senior

Kamesha Longsworth
Professional

Insurance Compliance

Provides insurance expertise for Multifamily division, review waiver requests, communicate best practices to the network and perform due diligence pre- and post-securitization.

Policy Surveillance and Strategy

Examines the impact of federal, state and local policy changes on the multifamily business.