

SFPD Fraud Unit
Real Estate Cases Assigned
1 July 2007 – 31 December 2008

061159553 Victim discovers bank mortgage payments have not been paid. Victim learns that deed to home was transferred to his sons without their knowledge. Victim suspects a mortgage broker forged documents. Victim claims theft of her residence.

Loss: \$650,000.00

061166592 Victims purchase property in San Francisco, via Grove TIC Ventures LLC. Victim and partners later learn that person unknown has changed property to his control via a Grand Deed claiming a 1/3 ownership of property for Delaware Indiana Trust Gold and Land Company

Loss: \$ 1.4 million

060425937 Two separate victims gives loan to suspect for \$82,000 and \$58,000 respectively. Suspect provides victim's with false 2nd deeds of trust on properties already in foreclosure

Loss: \$ 140,000

070012596 Victim was informed by Mortgage Company that she owes back payments on her properties. Victim is in default on all three properties valued at \$540,000, \$679,000 and \$758,000. Per the report the victim blames her ex-husband as being responsible for all foreclosures

Loss: \$1,977,000.

070172156 Victim's title to residence was changed to her brother and her brother's wife. The victim appears to be able to stay in residence until her death, but she no longer listed as owner on Grant Deed.

Loss \$ 1.1 million

070173405 Suspect used victims Identity to fraudulently purchase home in Tracy, CA in September 2006 for \$609,000.00. Property now in foreclosure for non-payment

Loss: \$609,000

070217229 Victim states that residence in foreclosure due to misuse of trust funds account. Suspect drained money from trust fund which was being used to pay monthly mortgage fees.

Loss \$ 870,000.00

070239029 Victim was influenced into thinking that loan they received from suspect to refinance was at a fixed rate for 5 yrs and not an ARM. ARM reset from monthly payments of \$1,300 to \$3,200 at end of 49 months.

Allegation of misrepresentation by Mr. Chow at Loan Company -- Barkley Funding Co. Property in Foreclosure as victim can't make monthly mortgage payments. This is a predatory lending complaint by victims.

Loss: \$15,000.00

070505557 Reportee who is the victim's niece, states that suspect claims he found the victim dead. Suspect made the funeral arrangements without advising family. Suspect then filed an affidavit of death of trustee/successor naming him as the successor trustee and a grant deed granting him the property. Additionally suspect obtained all the personal property and various monies in bank accounts and other assets of victim.

Loss: \$2.5 Million

070506878 Victim asked his friend the suspect to take out a loan in his name so he can purchase the building where he leases. Victim gives suspect \$20,000 to obtain loan. Victim later learned suspect obtained loan, purchased building and had listed himself as owner of the property, later suspect sold it.

Loss: \$20,000.00

070547543 Victim claims son and son-in-law had him sign a power of attorney while he was in hospital and under medication in 1999. Victim claims the restaurant he owned in San Rafael, which was sold by his son and son-in-law in 2004. Victim claims he didn't want to sell property. Per IRS, there is an outstanding Federal tax debt of \$22,091.74 on the San Rafael Restaurant location for the 2000 – 2004 tax years

Loss: \$750,000.00

070649359 Suspect son and victim mother purchased a home together. Son sold house and did not give victim mother any funds from the sale.

(Brentwood PD report #07-001965.)

Loss: unknown

070674522 Suspect obtains credit access accounts in elder victim's name. Suspect also obtained equity loan and line-of-credit in victims name at Pacific National Bank using victim's residence as collateral.
Loss \$194,000

070678314 Victim learns that his brother (suspect) forged his name to Deed of Trust and transferred ownership of victim's property to suspect in 2005. Suspect obtained a \$680,000 loan on home in 2005, property now in foreclosure due to loan mortgage payments not being made.
Loss \$980,000

070694213 Victim's obtain a home equity loan via B/A to pay their medical expenses and after funded learn they are charged \$18,000 for loan by Z & S Financial Marketing LLC in San Jose and further learn that loan rate for loan was much higher than told at document signing going from 2.5% to 7.5%.
Loss: \$18,000.00

070752441 Victim signed a grant deed in 1998 giving all rights to his real estate property 1848 Buchanan St, SF, Ca to suspect who is old acquaintance. Victim has never received any payment for exchange of Title, but suspect did \$150,000 in repairs on property with her money and victim signed a promissory note to suspect for \$250,000.00 to suspect for her future inheritance. Property valued at 1.2 Million. Victim and suspect have lived together in residence since 1997. Complainant undue influence by APS
Loss: unknown

070755019 Victim signs papers she thought were to lower her property taxes. Instead, victim signed Grant Deed on residence to suspect. Suspect obtains loans after becoming owner property.
Loss: unknown

070811348 Victim enters into agreement to sell suspect 1/2 interest in residence for \$275,000.00. Suspect does remodeling of residence and victim signs a grant deed to suspect as owner.
Loss: \$590,000.00

070828779 Suspect Real Estate agent refinanced the victim's home thru an equity home loan without victim's authorization
Loss: Unknown

070913847 Suspect Real Estate agent for victim obtained an unauthorized home loan in victims name and fraudulently purchased a home in Antioch, CA. Residence listed on Grant Deed as property of suspect.

Loss: Unknown

070936128 Victim receives letter from Washington Mutual Bank thanking her for obtaining an \$800,000 loan from them which she had never applied for on property in San Francisco.

Loss \$800,000

070965268 Church board member authorized to take out a loan on church property. Suspect then took out two separate loans for his personal use using church as collateral

Loss: \$725,000.00

070966034 Victim sells her home for \$600,000 and on advice of attorney opens joint account with nieces. Niece then gains control of funds and steals all victims' money.

Loss \$600,000

070988793 Victim allows suspect to use his credit information to purchase property. Victim to receive \$2,500 per property as fee from suspect. Victim learns two properties purchased are now in foreclosure. A three unit apartment building in Oakland, CA valued at \$950,000 and a residence Lincoln, CA valued at \$850,000. Victim further learns suspect also attempted to purchase five additional residences in victim's name in Lincoln, CA valued at \$550,000 --\$750,000.

Loss: 1.8 million

070992716 Victim claims she is victim of predatory lending and has been fraudulently influenced by different Title and Lending agencies in obtaining loans. Her current mortgage payment exceeds her monthly income by \$2,500.00. A predatory lending complaint.

Loss: \$15,000.00

070996451 Victim gave the suspect his son, a Power-Of-Attorney to handle victim's affairs while victim was under arrest. Victim later learns that son changed the ownership of home via changing Grant Deeds. Suspect then sold the residence.

Loss: Unknown

071007657 Victim's coerced by their son to refinance their home mortgage. Victim's did not receive any money, but later learned that their monthly mortgage payments would increase.

Loss: \$300,000.00

071008150 Suspect victims son, helped victim obtain a loan on her residence. Suspect then had \$80,000.00 deposited to his and his wife's joint checking account from escrow funds of mother's home loan.

Loss: \$80,000.00

071012719 Suspect via impersonation of owner attempts to sell victim's vineyard property via ads in newspapers and fliers. The vineyard property located in Yountville, Ca

Loss: \$1.4 million

071109429 Victim gives Real Estate Agent/Broker check for \$10,500 to fund a Hard Money Loan for 30 days. Victim receives copy of Promissory Note and Deed of Trust. Real Estate Agent does not give victim original documentation. After 30 days, the money was not repaid. Victim learns that Notary Stamp of Real Estate Agent date of expiration apparently altered to read year 2008 not 2007. Victim thinks real estate agent negotiated victims check himself.

Loss \$10,500

071113226 Victim learns that two loans were obtained fraudulently in his name via identity theft for purchase of Real Estate Property. Loans in amounts of \$719,200 and \$134,850.

Loss \$854,050

071139341 Reportee (daughter of victim) states that in December 2005, suspect (victim's grandson) forged victim's husband's signature on documents listing second suspect (Christopher Hale) as owner of property. Suspect #1 then used the victim's house as collateral for a loan.

Loss: \$121,000.00

071165283 Suspect (victim's daughter) opened an equity loan against the victim's residence by forging victim's signature. Property presently is in foreclosure.

Loss: \$100,000.00

071295921 Suspect who is the mother of victim and S-2 who is the sister of victim took out 2 loans against their jointly owned property at 235 Cotter St, SF, CA. The 1st loan was notarized in Contra Costa County and 2nd loan notarized in Santa Clara County.

Loss: unknown

071299860 Victim entered into agreement to sell property with suspect. Suspect helps victim obtain construction loan for remodeling which suspect was to get contractor to perform. Suspect keeps loan money and no repairs done to property.

Loss: \$215,700.00

080085113 Suspect a real estate agent fraudulently obtained a home equity line of credit in victims on victim's residence and stole the loan money.

Loss: unknown

080209482 Suspect previous owner of a property location now getting loans from various people as a share in commercial property he no longer owns or controls.

Loss: \$500,000.00

080212601 Fraudulent purchase of a three unit apartment house (triplex) in Oakland, CA for \$630,000, and a home in Lincoln, CA for \$770,000. Additionally, suspect(s) attempt to purchase three (3) separate other homes in Lincoln, CA with fraudulent loans of \$770,000 on each property residence.

Loss: 1.4 million

080213740 Fraudulent loan on Home in American Canyon, CA in amount of \$379,000. Victim, lets brother brother-in-law (suspect) use his name and personal information to obtain loan in 2004. Property recently sold and victim worried IRS and State Franchise Tax Board will be coming after him for Capital Gains taxes due on sale property valued at \$750,000.00

Loss: Unknown

080352928 Suspect states he will loan victim money for a real estate deal. Instead suspect withdrawals fraudulent funds from victims account without authorization.

Loss: \$20,000.00

071136159 (Ovanessian) 186 Cook St – Victim allegedly via undue influence replaces herself with son and his wife on Grant Deed as owner of victim's residence.

071199602 (Cheung) Suspect the wife of victim took victim an elderly man from his residence and left him on street outside his daughter's residence. Complaint of alleged theft of victim's own residence and abandonment.

07122336 (Steger) Suspect a real estate broker helps victim purchase a home, unknown to victim that suspect fraudulently purchased a second home which belonged to suspect in victim's name at same time as first purchase.

071272329 (Cheung) Suspect helps victim purchase apartments building located 25th Street. Victim later learns that suspect obtained part of building loan for personal gain. Suspect obtains \$200,000 loan to purchase home in Phoenix, Arizona which was later sold for a profit. Suspect will not return this loan amount.

080370801 (Ovanessian) Suspect victim's niece and a real estate agent help victim refinance home. Victim tricked into placing escrow money into joint bank account. Suspect was to pay mortgage payments, victim learns that money stolen from bank account by niece and loan payments on mortgage not made.

080648573 (Ovanessian) Victim takes reverse mortgage on property to invest in an annuity for monthly income. Suspect has victim make two checks out total \$140,000.00, but leave pay to order line blank. Suspect deposits these two checks into own private account.

Loss: \$140,000.00

080778534 (Ovanessian) Victim advises that a repairman via undue influence has caused victim to loose/sale her home for \$1,000.00. Victim's home listed for sale for \$1,000.00 on a Website.

080782654 (Steger) Victim selling his home and real-estate agent involved asked for loan of \$52,000.00 from escrow proceeds. Victim obtained a note on property to secure loan amount and later learns note bogus as suspect not owner property listed on note.

Loss \$52,000.00.

080801652 (Steger) Victim though helping others with low scores to be able purchase property. Victim learns suspect purchased property for another fraudulently using victim's personal identifying information.

080819633 (Steger) Suspect assisted victim in purchase of property and requested a \$32,000 security deposit. Victim was to receive \$32,000.00 back at close of escrow on purchase. Victim did not receive money due on close escrow.

Loss \$32,000.00

080819768 (Steger) Victim lead to believe she was purchasing a home. Later victim learns she had purchased not a home but instead a business which previously had belonged to suspect.

080822385 (Steger) Victim used suspect's assistance to sell her home. On completion of sale of victim's residence suspect requested a loan of \$40,000.00 from the proceeds of sale. Suspect later asked for repayment of loan and wrote victim non sufficient funds (NSF) checks twice.

Loss \$40,000.00

080826199 (Steger) Suspect help victim's purchase home in Daly City, Ca in 2005. Suspect used other another person's credit and personal identifying information for purchase. Other person listed on victim's Grant Deed to property and \$5,000.00 charge paid to suspect.

Loss: \$5,000.00

080826412 (Steger) Suspect assisted victim's in refinancing their residence. Victim made deposit into suspects account of \$130,400.00 thinking they were taking out equity loan on two home that they owned to invest with the suspect. Suspect paid mortgage loan amount \$2,200 for eight months and then gave victim a NSF check for loan amount

Loss: \$130,400.00.

080829999 (Steger) Victim tricked by real-estate agent while attempting purchase of home that victim should invest money with him. Victim invested her down payment of \$40,000.00. Victim unable to collect money.

Loss \$40,000.00

080834067 (Steger) Suspect help victim sell residence and buy a new one. Victim influenced by suspect to invest proceeds of sale of \$250,000.00 into suspect's business with an 18% return. Suspect only paid victim interest on invested money but never any of the principle.
Loss \$250,000.00.

080903515 (Bronson) Victim learns that unknown using victims name and other personal identifying information obtained two home loans fraudulently for purchase of property in Plainfield, New Jersey.

080904301 (Lynch) Suspect is victim's stock broker. Suspect purchased two properties in Washington State using victim's personal identifying information without her knowledge or permission. Suspect then attempted additionally to get a \$2.2 million loan in victim's name. Victim has further learned that suspect has fraudulently purchased property in SF in her name and that property has a mortgage listed for \$648,000.00.
Loss 2,850,000.00

081036323 (Steger) Victim has residence in foreclosure. Victim contacts suspect alleged real estate broker who moves property via Grant Deed into name Edward Martinez. Victim later learns suspect placed residence for sale on market and sold residence.