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PRESS RELEASE

For Immediate Release

Date: September 18, 2015

Re: Ralph Leyva

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Modesto, California - Stanislaus County District Attorney Birgit Fladager announced today that Ralph Leyva, age 63, of Newman, was convicted of an aggravated white collar crime on September 10, 2015. Deputy District Attorney Jeff Mangar prosecuted the case.

Leyva solicited money from two victims under the false pretenses that he was selling them bulk foreclosed properties owned by Fannie Mae and Freddie Mac at a 30% discount. The victims were made to believe that California R.E.O. Services, LLC were facilitating these sales in which two investors specifically picked five houses from a list that Leyva provided. Leyva ran California R.E.O. Services, LLC out of a Fresno address. Victims wired funds to Delta Escrow, with a Tracy address, which was also owned by Leyva. These were phony businesses used solely to facilitate this elaborate scam. Delta Escrow had a business account with Chase bank. Leyva would then transfer money to a personal Wells Fargo Bank account. Ralph Leyva also used aliases of George Anderson and Andrew Taylor in his scheme.

“Mr. Leyva’s web of deceit extended from Fresno to San Diego to Newman,” stated prosecutor Mangar, “whereby investors lost over \$500,000.00.”

This case is the product of an investigation by the Stanislaus County District Attorney’s Office real estate fraud unit in cooperation with the Federal Housing Finance Agency- Office of Inspector General.

“The housing market is still rife with fraudsters like Leyva who believe they can take advantage of the foreclosure environment to line their own pockets at the expense of others,” said Leslie DeMarco, Special Agent in Charge of the Federal Housing Finance Agency – Office of Inspector General. “His behavior was deceitful and harmed innocent people. Fraud within the housing market comes in many forms and our agency will remain committed to finding justice, along with our law enforcement partners, for all of the victims who have been harmed by underhanded individuals.”

Although Leyva has no criminal history, he was sentenced to the maximum of four years in state prison and ordered to make full restitution.

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