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**FY 2010-2011 Real Estate Fraud Prosecution Program
Annual Report**

Highlights

- *People v. Michael Lee Wilson*: This case involved a \$15 million loss to 59 victims in our community. Mike Wilson was sentenced during this fiscal year to 20 years and 4 months in state prison. He was ordered to pay \$15 million in restitution.
- In FY 2008-2009, the Santa Barbara County DA coordinated with the Orange County DA for an investigation involving an escrow company whose owner embezzled \$280,000 from a Santa Barbara resident. In FY 2010-2011, the resident received full restitution.
- In FY 2009-2010, the Real Estate Fraud Investigator investigated a foreclosure scam operating in Santa Maria which targeted the Hispanic community. District Attorney Investigators served search warrants and arrested Irma Diaz for foreclosure consultant fraud. Irma Diaz subsequently pled guilty to 8 felony counts. Diaz was part of a much bigger organization that was operating state-wide; however, Santa Barbara County was the first in the state to investigate and prosecute anyone associated with this organization. Since our prosecution, numerous counties through the state have focused their investigative resources on this state-wide organization, and Los Angeles County has agreed to add our additional 59 victims (who we were unable to charge at the time due to statutory limitations) from Santa Barbara County to their victim list. This investigation is ongoing. The Real Estate Fraud Investigator continues to coordinate with Los Angeles County as needed and also participated in the service of 12 search warrants served simultaneously regarding this active case.
- The Real Estate Fraud Investigator began an investigation into a local investment broker accused of stealing several million dollars from local victims. The DA Investigator coordinated with the FBI as the investigation revealed the crimes were better represented by federal statutes. The investigation into this case continues.
- The Real Estate Fraud Investigator was a panelist in the “Foreclosure Prevention Resources/Scam Workshop” sponsored by First 5 and the FDIC.
- The Real Estate Fraud Investigator continues to coordinate and partner with numerous real estate professionals and agencies throughout the state including the Department of Real Estate, the Department of Corporations, the State Attorney General’s Office, the State Bar, the Department of Justice, the Federal Bureau of Investigations, and various law enforcement agencies.
- The Santa Barbara County District Attorney remains committed to vigorously investigating and prosecuting the ever-evolving issue of real estate fraud in Santa Barbara County.

Case Statistics

- Total number of referrals: 35
- Total number of investigations: 29
- Total number of filed cases: 9
- Total number of victims in filed cases: 93
- Number of convictions obtained in the fiscal year: 1 conviction, 2 sentences
- Aggregate monetary loss suffered by victims for cases in which there has been an investigation, filing, or conviction: \$17.8 million