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CLERK U.S. DISTRICT COURT
CENTRAL DIST. OF CALIF.
SANTA ANA

BY _____

UNDER SEAL

UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA
SOUTHERN DIVISION

September 2015 Grand Jury

SACR15-00154

UNITED STATES OF AMERICA,

No. SA CR 15-

Plaintiff,

I N D I C T M E N T

v.

[18 U.S.C. § 1341: Mail Fraud;
18 U.S.C. § 1343: Wire Fraud;
18 U.S.C. § 1956(a)(1)(B)(i):
Money Laundering; 18 U.S.C.
§ 2(b): Causing an Act to Be
Done; 18 U.S.C. § 2(a): Aiding
and Abetting]

ANTONIO MARQUETTE,
aka "Vanson To,"
aka "Alan Le,"
aka "Anthony Tran,"
aka "Giang Le,"

Defendant.

The Grand Jury charges:

COUNTS ONE THROUGH TEN

[18 U.S.C. §§ 1341, 2(b)]

A. INTRODUCTORY ALLEGATIONS

At all times relevant to this Indictment:

1. Defendant ANTONIO MARQUETTE, also known as ("aka")
"Vanson To," aka "Alan Le," aka "Anthony Tran," aka "Giang Le"
("MARQUETTE"), individually and through Bolsa Marketing Group,

1 Inc., based in Orange County, California, offered mortgage
2 relief assistance to distressed homeowners.

3 B. THE SCHEME TO DEFRAUD

4 2. Beginning in or around 2010, and continuing to in or
5 about July 2011, in Orange County, within the Central District
6 of California, and elsewhere, defendant MARQUETTE, knowingly and
7 with the intent to defraud, devised, participated in, and
8 executed a scheme to defraud distressed homeowners as to
9 material matters and to obtain money from distressed homeowners,
10 by means of materially false and fraudulent pretenses,
11 representations, and promises, and the concealment of material
12 facts.
13

14 3. Defendant MARQUETTE devised the scheme to operate, and
15 the scheme did operate, as follows:
16

17 a. Through false and fraudulent statements and
18 written materials, defendant MARQUETTE attempted to induce and
19 did induce homeowners facing foreclosure to pay an illegal
20 advance fee for purported mortgage relief services to save their
21 homes from foreclosure.
22

23 b. To obtain the investors' money, defendant
24 MARQUETTE made material omissions and false promises and
25 statements, including, without limitation, falsely promising
26 homeowners mortgage loan modifications that would substantially
27 reduce their mortgage payments, avoid foreclosure, or eliminate
28 their mortgage loans entirely.

1 4. To execute the aforementioned scheme, defendant
2 MARQUETTE knowingly engaged in fraudulent and deceptive acts,
3 practices and devices, and caused false and deceptive statements
4 to be communicated to, and material information to be concealed
5 and omitted from, distressed homeowners, including, without
6 limitation, the following:
7

8 a. Guaranteeing, in exchange for cash payments of up
9 to \$70,000 or more, that defendant MARQUETTE could get mortgage
10 loan balances reduced to 25% of the existing balance or
11 eliminated entirely, generally within four months;

12 b. Sending fraudulent checks to mortgage servicers
13 purporting to pay off the existing loan balances;

14 c. Preparing fraudulent "Substitution of Trustee and
15 Full Reconveyance" documents showing full payment of loans had
16 been received by mortgage services and full title in the
17 properties reconveyed to homeowners;

18 d. Filing the fraudulent "Substitution of Trustee
19 and Full Reconveyance" documents with county recorders' offices,
20 and directing that the documents be mailed to homeowners after
21 recording; and
22

23 e. Representing to homeowners that defendant
24 MARQUETTE had successfully obtained mortgage relief for
25 homeowners in the past.
26
27
28

1 5. By devising, executing, and participating in the above
2 scheme, defendant MARQUETTE induced homeowners to distribute to
3 him funds of more than \$1.2 million.

4 C. USE OF THE MAILS

5 6. On or about the following dates, in Orange County,
6 within the Central District of California, and elsewhere, for
7 the purpose of executing the scheme to defraud, defendant
8 MARQUETTE, together with others known and unknown to the Grand
9 Jury, for the purpose of executing and attempting to execute the
10 above-described scheme to defraud, willfully caused the
11 following items to be placed in an authorized depository for
12 mail matter to be sent and delivered by the United States Postal
13 Service according to the directions thereon:
14
15

<u>COUNT</u>	<u>DATE</u>	<u>ITEM MAILED</u>
16 ONE	2/7/11	Check in the amount of \$80,000 from Andrew 17 Easterly dated 2/7/11 payable to Bank of 18 America to pay off the mortgage loan balance 19 of victim C.L.
20 TWO	2/7/11	Check in the amount of \$470,000 from Andrew 21 Easterly dated 2/7/11 payable to Bank of 22 America to pay off the mortgage loan balance of victim C.L.
23 THREE	2/8/11	Check in the amount of \$578,000 from Andrew 24 Easterly dated 2/8/11 payable to CENLAR to pay off the mortgage loan balance of victim 25 J.N.
26 FOUR	2/9/11	Check in the amount of \$240,000 from Andrew 27 Easterly dated 2/9/11 payable to CitiMortgage to pay off the mortgage loan 28 balance of victim S.C.

1 FIVE 6/20/11 "Substitution of Trustee and Full
2 Reconveyance" from Santa Clara County
3 Recorder's Office to victim C.D. concerning
4 property on Sierra Vista Drive, San Jose,
5 California
6 SIX 6/24/11 "Substitution of Trustee and Full
7 Reconveyance" from Orange County Recorder's
8 Office to victim J.N. concerning property on
9 Cornwall Avenue, Westminster, California
10 SEVEN 6/30/11 "Substitution of Trustee and Full
11 Reconveyance" from Orange County Recorder's
12 Office to victim C.L. concerning property on
13 South Silverbrook Drive, Anaheim, California
14 EIGHT 7/1/11 "Substitution of Trustee and Full
15 Reconveyance" from Riverside County
16 Recorder's Office to victim C.L. concerning
17 property on Altissimo Way, Lake Elsinore,
18 California
19 NINE 7/1/11 "Substitution of Trustee and Full
20 Reconveyance" from Riverside County
21 Recorder's Office to victim S.C. concerning
22 property on Spring Brook Circle, Temecula,
23 California
24 TEN 7/1/11 "Substitution of Trustee and Full
25 Reconveyance" from Riverside County
26 Recorder's Office to victim T.N. concerning
27 property on Susan Drive, Wildomar,
28 California

COUNT ELEVEN

[18 U.S.C. §§ 1343, 2(a), (b)]

7. The Grand Jury repeats, realleges, and incorporates paragraphs 1 through 5 of this Indictment as though fully set forth herein in their entirety.

D. USE OF INTERSTATE WIRE COMMUNICATIONS

8. On or about the dates set forth below, in Orange County, within the Central District of California, and elsewhere, defendant MARQUETTE, for the purpose of executing and attempting to execute the above-described scheme to defraud, willfully caused and aided and abetted the transmission of the following item by means of wire communication in interstate and foreign commerce:

<u>COUNT</u>	<u>DATE</u>	<u>ITEM WIRED</u>
ELEVEN	2/2/11	\$20,000 wire transfer from Capital One Bank in New Orleans, Louisiana, to Bolsa Marketing Group account ending 8807 at Bank of America in Garden Grove, California, on behalf of victim A.N.

COUNT TWELVE

[18 U.S.C. §§ 1956(a)(1)(B)(i), 2(a)]

9. The Grand Jury repeats, realleges, and incorporates paragraphs 1 through 6 of this Indictment as though fully set forth herein in their entirety.

10. On or about the following date, in Orange County, within the Central District of California, and elsewhere, defendant MARQUETTE knowingly conducted, attempted to conduct, and aided, abetted, counseled, commanded, induced and procured the following financial transaction affecting interstate and foreign commerce, knowing that the property involved in the financial transaction represented the proceeds of some form of unlawful activity, and which property was, in fact, the proceeds of specified unlawful activity, that is, mail fraud, in violation of Title 18, United States Code, Section 1341, with the intent and knowing that the transaction was designed in

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