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CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA

1-1-17

UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA,
Plaintiff,
v.
FRANCISCO PLASCENCIA
ESPARZA,
Defendant.

No. SA ~~CRA~~17-00084
SACR17-00084
I N F O R M A T I O N
[18 U.S.C. § 1343: Wire Fraud]

The Acting United States Attorney charges:
[18 U.S.C. § 1343]

A. INTRODUCTORY ALLEGATIONS

1. At all times relevant to this Information, defendant FRANCISCO PLASCENCIA ESPARZA ("ESPARZA") operated Esparza Real Estate out of Tustin, California and Mira Loma, California.

B. THE FRAUDULENT SCHEME

2. Beginning on an unknown date, but at least in or around 2009, and continuing through at least in or around 2016, in Orange County and Riverside County, within the Central District of California, and elsewhere, defendant ESPARZA, together with others, knowingly and with the intent to defraud,

1 devised, participated in, and executed a scheme to defraud W.B.
2 and others, as to material matters, and to obtain money and
3 property from W.B., and others, by means of material false and
4 fraudulent pretenses, representations, and promises, and the
5 concealment of material facts.

6 C. MEANS TO ACCOMPLISH THE FRAUDLUENT SCHEME

7 3. In carrying out the scheme, defendant ESPARZA engaged
8 in the following fraudulent and deceptive acts, practices, and
9 devices, among others:

10 a. Defendant ESPARZA, through Esparza Real Estate,
11 contacted prospective investors from his offices in Orange
12 County and Riverside County and represented that he was a
13 successful real estate investor and solicited the investors to
14 invest in the acquisition of residential properties in Orange
15 County, California; Riverside County, California; Atlanta,
16 Georgia; and elsewhere.

17 b. Defendant ESPARZA told prospective investors that
18 he would use the investors' money to acquire residential
19 properties, he would pay a fixed rate of return on money
20 invested, and would secure the investments by recording a lien
21 in the investors' favor on the properties acquired.

22 c. Relying on these representations and promises,
23 more than 70 investors invested a total of at least \$12,000,000.

24 d. Contrary to defendant ESPARZA's representations
25 and promises, defendant was not a successful investor and past
26 investment deals that he brokered were unsuccessful.

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1 e. After defendant received the investors' money,
2 defendant did not use the investment money to acquire
3 residential property nor did he secure the investments as
4 promised but instead used the investors' money to pay debts to
5 other investors and for personal purposes, including the
6 purchase of a home, the purchase of Range Rovers, to pay for
7 international vacations, and to pay for his wedding.

8 D. THE USE OF AN INTERSTATE WIRE

9 4. On or about August 21, 2015, within the Central
10 District of California, and elsewhere, for the purpose of
11 executing the above-described scheme to defraud, defendant
12 ESPARZA caused the transmission, by means of wire communication
13 in interstate commerce, of a wire transfer of \$410,000 from
14 victim W.B.'s US Bank account in Portland, Oregon to defendant
15 ESPARZA's Wells Fargo account held in the name of Esparza Real
16 Estate account in Mira Loma, California.

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Acting United States Attorney

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20 *Joe McNally FOR*
21 LAWRENCE S. MIDDLETON
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