



GREGORY D. TOTTEN
District Attorney

NEWS RELEASE

<http://www.vcdistrictattorney.com>

Twitter: @VenturaDAOoffice

Contact: Tony Wold
Senior Deputy District Attorney
Telephone: (805) 662-1735
E-mail: Tony.Wold@Ventura.org
Approved: JLM *JLM*
Date: September 26, 2017
Release No.: 17-074

REAL ESTATE AGENT SENTENCED TO JAIL FOR MORTGAGE RESCUE FRAUD

VENTURA, California – District Attorney Gregory D. Totten announced today that Sunland resident Juan Carlos Guerra (5-5-86) was sentenced to 180 days in jail after earlier pleading guilty to one count of felony grand theft. The case was the result of an investigation by the District Attorney's Real Estate Fraud Unit.

The victim, who lives in Simi Valley, sought refinancing assistance from a business called Planet Investment Group. Once at the business, she was directed to the defendant, a licensed real estate agent. The defendant promised to help the victim refinance and save her home. Over the next four years, the victim was instructed to deposit varying amounts of money into multiple bank accounts. She was told these deposits were necessary for her refinancing effort. The investigation revealed, however, that the bank accounts were unrelated to the victim's refinance. Two of the accounts were personal bank accounts owned by the defendant. In total, the victim deposited \$45,450 into these accounts. None of the victim's monies were used for her refinancing effort and she eventually lost her home.

In addition to the jail sentence, Guerra was placed on felony probation for 36 months and paid \$45,450 in restitution prior to his sentencing.

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The Ventura County District Attorney's Office is the public prosecutor for the county's 850,000 residents. The office employs approximately 280 employees including attorneys, investigators, victim advocates, and other professional support staff who strive to seek justice, ensure public safety, and protect the rights of crime victims.

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