




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NEWS RELEASE

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Trio Sentenced to Prison for Sophisticated Real Estate Scam

VENTURA, California – District Attorney Gregory D. Totten announced today that Los Angeles County residents Patrick Abrahamian (DOB 1/6/70), Michelle Abrahamian (DOB 5/27/71), and Taline Indra (DOB 2/29/80) were each sentenced to prison for their theft of a Bell Canyon home. Patrick Abrahamian was sentenced to 11 years 4 months in prison. Michelle Abrahamian and Taline Indra were each sentenced to 7 years 8 months in prison. In February, the defendants were convicted following a one-month jury trial. The case is the result of an investigation conducted by the District Attorney's Real Estate Fraud Unit.

In 2012, Patrick Abrahamian approached the 65-year-old victim with an offer to help him negotiate a modification of his mortgage. In return, the victim agreed to move out and lease his home to the Abrahamians while Patrick Abrahamian supposedly negotiated a new mortgage for the victim. At the end of the lease term, the Abrahamians refused to vacate the home. After consulting with an attorney, the victim learned that a notarized grant deed had been recorded conveying his home, as a gift, to Abrahamian's wife, Michelle Abrahamian. At the time of the offenses, Michelle Abrahamian was a licensed real estate agent.

The deed gifting away the victim's home was fraudulently notarized by defendant Taline Indra, who is Michelle Abrahamian's sister. Patrick Abrahamian subsequently impersonated the victim in a lawsuit filed by Abrahamian against the victim's mortgage lender. This impersonation caused additional false

documents to be filed in both the Ventura Superior Court and the County Recorder's Office. Michelle Abrahamian was found in possession of notary acknowledgments that falsely claimed the victim had appeared before defendant Indra to have his signature notarized.

Judge Michael Lief noted that the sophistication and brazenness of the defendants' fraudulent scheme "shocked the conscience of the court." In addition to the prison sentence, each defendant was also fined \$500,000 and ordered to pay \$189,382 in victim restitution.

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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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