

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
COMMERCIAL CRIMES BUREAU  
PRESS ADVISORY**

Date: March 29, 2013

Type of Incident: Van Nuys Fraud Suspect Arrested and Held on \$1.24 Million Bail

Location of Incident: Various Location Throughout Los Angeles County

Approved By: Sgt. McCants

**NARRATIVE**

On March 21, 2013, the Los Angeles County District Attorney's Office filed a 36 count felony complaint against 30 year old Anna Moskovyan of Van Nuys. The complaint, Los Angeles Superior Court case number BA409181, alleges multiple counts of Grand Theft, and the Recording of False and Fraudulent Documents. On March 28, 2013, detectives from the Los Angeles County Commercial Crimes Bureau arrested Moskovyan when she appeared at Glendale Court on an unrelated matter.

It is alleged that between April 2010, and June 2012, Moskovyan committed numerous sophisticated fraudulent acts of various types throughout Los Angeles County. Those fraudulent acts included the following:

1. Moskovyan identified real estate properties that were scheduled for tax lien sales by the Los Angeles County Treasurer and Tax Collector's Office. Moskovyan then recorded forged Grant Deeds at the Los Angeles County Recorder's Office transferring ownership of the properties from the rightful owners to herself. She then filed claims to receive the "excess proceeds" from the tax lien sales. In other words, she fraudulently claimed the rights to receive the money left over after a property is sold and the tax liens were paid off.
2. Moskovyan recorded dozens of phony Mechanic's Liens, for painting work which was never done, on the titles of real estate properties which were in foreclosure. Several financial institutions paid Moskovyan to remove the fraudulent Mechanics Liens in order to clear the titles so the properties could be foreclosed upon and resold.
3. Moskovyan fraudulently transferred the ownership of two real estate properties to herself by recording forged Grant Deeds. She then applied for, and received, loans using the fraudulently obtained properties as collateral.

Moskovyan's alleged activities, which netted her approximately \$100,000, came to light when several of the property owners and their families filed complaints with the Los Angeles County Department of Consumer Affairs.

The investigation was conducted by the Los Angeles County Sheriff's Real Estate Fraud Team, the Los Angeles County Department of Consumer Affairs, and the Los Angeles Police Department.

For further information contact Los Angeles County Sheriff's Detective Ron Sabatine at (562) 619-5808.