



Department of Justice

UNITED STATES ATTORNEY'S OFFICE EASTERN DISTRICT OF MISSOURI

March 22, 2013

For Immediate Release

ST. CHARLES WOMAN INDICTED ON FRAUD CHARGES

St. Louis, MO - Daniela Spiridon was indicted in a Ponzi style real estate scheme related to the purchase or sale of properties. The indictment states that she never completed a purchase nor obtained bank financing for the purchasers, but deposited their escrow monies into her own accounts.

According to the indictment, Spiridon was affiliated with several businesses from an office in Chesterfield, Missouri, which included A & AD Investments, LLC; CDRS ESC Investments; Sentrix Loan Production Office, and others. As part of the scheme Spiridon fraudulently offered to assist buyers in the purchases of properties that were acquired by lenders through foreclosure and held in inventory, known as Real Estate Owned (REO) properties. She offered to broker purchases or arrange for financing related to the purchase or sale of the REO properties. She had potential buyers place deposits on the properties, which she was to put into an escrow account, but she actually put the monies in a non-escrow account in one of her own companies. She often used buyers' funds for personal expenses and to reimburse other buyers who demanded their funds be returned rather than to secure real property or financing.

Spiridon, 41, St. Charles, MO, was indicted by a federal grand jury March 13, 2013, on six felony counts of wire fraud. The indictment was sealed until the defendant appeared in court earlier today.

If convicted, each count of wire fraud carries a maximum penalty of 20 years in prison and/or fines up to \$250,000. In determining the actual sentences, a Judge is required to consider the U.S. Sentencing Guidelines, which provide recommended sentencing ranges.

Additionally, upon a finding of guilt, the defendant will be subject to a forfeiture allegation, which will require the forfeiture of money and property derived from the illegal activity.

This case was investigated by the Federal Bureau of Investigation, Postal Inspection Service, and Federal Housing Finance Agency Office of Inspector General. Assistant United States Attorney Rob Livergood is handling the case for the U.S. Attorney's Office.

As is always the case, charges set forth in an indictment are merely accusations and do not constitute proof of guilt. Every defendant is presumed to be innocent unless and until proven

guilty.

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*IF YOU HAVE QUESTIONS, PLEASE CONTACT PUBLIC INFORMATION OFFICER
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