



UNITED STATES DISTRICT COURT  
FOR THE CENTRAL DISTRICT OF CALIFORNIA  
SOUTHERN DIVISION

UNITED STATES OF AMERICA,  
  
Plaintiff,  
  
v.  
  
VERLIN SANCIANGCO,  
  
Defendant.

No. 8:21-cr-00185-DOC  
  
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 times relevant to this Information, defendant VERLIN SANCIANGCO was a licensed real estate broker at Westrend Realty, Inc. located in Riverside, California.

2. In 2016, victims B.W. and K.L. purchased an investment property located in San Clemente, California (the "Investment Property"), through their company, CLC Capital, LLC, a limited liability company registered in California.

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1 B. THE SCHEME TO DEFRAUD

2 3. Beginning in or around January 2016 and continuing to  
3 in or around November 2018, in Orange and Riverside Counties,  
4 within the Central District of California, and elsewhere,  
5 defendant SANCIANGCO knowingly and with the intent to defraud,  
6 devised and executed a scheme to defraud and obtain money from  
7 B.W. and K.L. by means of materially false and fraudulent  
8 pretenses, representations, and promises, and the concealment of  
9 material facts.

10 4. In carrying out the scheme, defendant SANCIANGCO  
11 engaged in the following fraudulent and deceptive acts,  
12 practices, and devices, among others:

13 a. Defendant SANCIANGCO, in his capacity as a real  
14 estate broker, represented B.W. and K.L. in the sale of the  
15 Investment Property.

16 b. Unbeknownst to B.W. and K.L., on January 22,  
17 2016, defendant SANCIANGCO opened a bank account at Bank of  
18 America in the name of CLC Capital, LLC -- which was the same  
19 name of the entity through which B.W. and K.L. purchased the  
20 Investment Property -- listing himself as the authorized signor  
21 and member of the entity.

22 d. In December 2017, defendant SANCIANGCO sold the  
23 Investment Property without informing B.W. and K.L. of the sale.  
24 Defendant SANCIANGCO directed the proceeds of the all-cash sale  
25 to the CLC Capital Bank of America account that defendant  
26 SANCIANGCO controlled.

1 e. Instead of forwarding the proceeds of the sale of  
2 the Investment Property to B.W. and K.L., defendant SANCIANGCO  
3 took the proceeds and used them for personal purposes.

4 5. By devising and executing the fraudulent scheme,  
5 defendant SANCIANGCO caused B.W. and K.L. to lose over \$700,000.

6 C. THE USE OF AN INTERSTATE WIRE

7 6. On or about December 26, 2017, within the Central  
8 District of California, and elsewhere, for the purpose of  
9 executing the above-described scheme to defraud, defendant  
10 SANCIANGCO caused the transmission, by means of wire  
11 communication in interstate commerce, of \$100,000 that  
12 constituted the proceeds of the sale of the Investment Property  
13 from a Bank of America account defendant SANCIANGCO controlled  
14 in Riverside, California to Coinbase's Metropolitan Commercial  
15 Bank account in New York.

16 TRACY L. WILKISON  
17 Acting United States Attorney

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19 SCOTT M. GARRINGER  
20 Assistant United States Attorney  
21 Chief, Criminal Division

22 BENJAMIN R. BARRON  
23 Assistant United States Attorney  
24 Chief, Santa Ana Branch Office

25 JENNIFER L. WAIER  
26 Assistant United States Attorney  
27 Deputy Chief, Santa Ana Branch Office  
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