

Larry Ashley, Okaloosa County Sheriff

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July 16, 2015

SOUTH FLORIDA MAN NABBED IN JOINT MORTGAGE FRAUD CASE



A joint investigation between the FBI and Okaloosa County Sheriff's Office ended today in the arrest of RICARDO MARTINEZ in Coral Gables, Florida. MARTINEZ was charged with multiple felony counts which included a scheme to defraud, mortgage fraud, and unlawful promises to provide insider-information.

MARTINEZ was employed in South Florida as an asset manager for a large financial holdings corporation. Investigators learned that MARTINEZ tried to extort a local business person to send money in the form of "kickbacks" to MARTINEZ personally from the sale of the corporation's real estate properties in Okaloosa County.

During an undercover "sting" operation, Investigators sent funds requested by MARTINEZ to his private address in South Florida. MARTINEZ accepted the funds personally and he made efforts to conceal the money from all official real estate closing documents. Further, MARTINEZ promised to provide other financial benefits to a local individual in exchange for the same "kick-back" agreement in the future.

The joint effort was successful due to ongoing partnerships between local and Federal authorities targeting fraudulent acts affecting the citizens of Okaloosa County.

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The Okaloosa County Sheriff's Office is accredited by the Commission for Florida Law Enforcement Accreditation.

"The Okaloosa County Sheriff's Office provides equal access and equal opportunity in employment and services and does not discriminate"

IN THE CIRCUIT/COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT IN AND FOR OKALOOSA COUNTY, FLORIDA

WARRANT/OTTIC ACTIVE

OKALOOSA CO SHERIFF'S OFFICE

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REPORT NO: OCSO15ARR006251

Jail Booking No	Offense No OCSO15OFF004844	Other OCS	r No O15CAD0703 4	45 OBT	s	
[SUSPECT]						
Last MARTINEZ	<u>First</u> RICARDO	Mid	<u>ld1e</u>	<u>Title</u>	Race <u>Sex</u> <u>D</u> M 4	OOB Age Hgt Wgt ////1984 31 5'06'' 0
Eyes Hair MNI Num OCSO15	iber MNI009218			-	<u>St Typ</u> FL	e <u>OCA/Agency ID</u>
Birth Location: City: County: State: Nation: Citizenship: Address * none listed on arrest record * Occupations (Current/Last Known is Listed First) * none found in MNI * Aliases (Last, First Middle Title DOB) * none found in MNI * Street Names * none found in MNI *						
[INCIDENT INFORMATION] Occurred Date Range: 4/21/2015 10:45 to 4/21/2015 10:45 Lat / Long 30.44138 / -86.57968						
No. Di St	reet ND ST	Apt/Lot Cit		ST FL	Zip 32579	(GEO) 2 - 12
[CHARGES] 817.034.4a3 FRAUD-SWINDLE OBTAIN PROPERTY U	INDER 20000 DOLLARS	š				
CountsLevel1Felon	Degree	GOC Facilitate	UCR 260A	NCIC	<u>AON</u> 2602	Bond Amount
817.11. FRAUD PROVIDE INSIDE INFORMATION FOR PROPERTY						
<u>Counts</u> <u>Level</u> 1 Felon		<u>GOC</u> Facilitate	UCR 9000	<u>NCIC</u>	<u>AON</u> 2699	Bond Amount
817.545.5a FRAUD COMMIT MORTGAGE	FRAID					
Counts Level 1 Felon	Degree	GOC Facilitate	<u>UCR</u> 260A	NCIC	<u>AON</u> 2699	Bond Amount

[STATEMENT OF PROBABLE CAUSE / NARRATIVE]

STATEMENT OF PROBABLE CAUSE

Your Affiant is a Deputy Sheriff-Investigator with Okaloosa County Sheriff's Office, and has probable cause to believe RICARDO MARTINEZ AKA RICKY MARTINEZ (DEFENDANT) violated Florida State Statute (FSS) 817.034(4)(a)(3), Organized Fraud, involving property valued under \$20,000; FSS 817.545, Mortgage Fraud (omissions), and FSS 817.11, Attempt to Defraud an Individual with Inside Information or Act, as follows:

1. A joint investigation was conducted by the Federal Bureau of Investigation and Okaloosa County Sheriff's Office, as a part of a Federal Task Force initiative.

2. In 2014, RICARDO MARTINEZ AKA RICKY MARTINEZ (DEFENDANT) was employed by

WARRANT/OTTIC ACTIVE REPORT NO: OCSO15ARR006251

Bayview Loan Servicing, LLC (BLS), located in Coral Gables, Florida. MARTINEZ was an asset manager and he handled assignment of BLS-controlled real-estate properties for sale;

3. Between July, 2014, and August, 2014, MARTINEZ engaged in a fraudulent scheme to obtain unauthorized kickbacks from the sale of real estate properties under the care and control of BLS. In the scheme, MARTINEZ instructed an FBI confidential human source (CHS) that the CHS would be allowed to maintain the right to receive sales commissions for selling BLS properties and the CHS would receive future high-end assignments, only if the CHS agreed to pay kickbacks amounting to 10-percent of the sales commission back to MARTINEZ personally, from the sale of BLS-controlled properties;

4. As directed by the FBI, the CHS accepted the terms which MARTINEZ set forth, and the property closed in Okaloosa County, Florida, on or about July 25, 2014.

5. As a result of the aforementioned scheme, and at MARTINEZ' subsequent request for the kickback, on or about August 7, 2014, MARTINEZ received funds totaling \$1,538, representing an unauthorized 10-percent kickback from the sale of BLS-controlled property located in south Okaloosa County, Florida. Payment to MARTINEZ was made via bank cashier's check, funded by the FBI, and made payable to "Ricky Martinez." Payment was sent by the FBI to a residential address in Miami, Florida as MARTINEZ had instructed the CHS. Review of the FedEx airbill record of receipt depicted an "R. Martinez" signing for the delivery of referenced funds.

6. The aforementioned payment to MARTINEZ was intentionally not disclosed on the Real Estate Closing Statement (HUD-1) during the real-estate closing process at the direction of MARTINEZ.

7. The above-described offenses occurred within the jurisdiction of Okaloosa County, Florida.

Signature (Arresting Officer)	Nar	ne			ID/SSN	
Subscribed and swom to (or affirmed) before me the	is 16 day o	of July	A.D	., 2015 by		
who is personally known to me or has produced				as identifi	cation.	
		Notary Pub	lic	LEO	co	
Signature						
Commission No:	My Co	ommission Ex	pires			
Supervisor Signature D	Date	Supervisor	Name (I	Please Print)	Rank	

IN THE CIRCUIT/COUNTY COUNTY, FLORIDA	COURT IN THE F	RST JUDICHIC	BOUT IN AND FO	OR OKALOOS	A
WARRANT/OTTIC ACTIV REPORT NO: OCSO15AI				OKALO	OSA CO SHERIFF'S OFFICE
[PHYSICAL EVIDENCE]	NO PHYSICAL	EVIDENCE LISTE	. <u> </u>		
ARREST INFORMATION]				
Arrested Resid	lency in state	Injured	Extent of	f Injury	Resist
With		ed Prior Arrest	Jurisdiction	Alcohol	Drugs
No. Di Street		A/L Cit	у	ST Zip	Lat / Long
Arresting Officer		Unit	(GEC))	Officer Type
Reporting Officer 066 CARPENTER, GF Forward to for approval OCSO/FSV/INV/CID	RADY L	Unit OCSO/FS	V/INV/CID		Original Offense Jurisdiction OCSO
Bond Set by LEO at Time of	Arrest & Booking: () None () ROR () Cash () Pro		\$0.00		
Bond Set by Judge \$6,000.00 ()Purge <u>FL PICK U</u> ()SC	() No (X) Ca () Ar () Ar (X) Pr () Pt PFILE	sh Iy I		ROR/Sign PTR	
Return Court: CIRCUI	IT COURT: FELON	Y Date:		Time:	
[COURT INFORMATION] Court Sent Revd CIRCUIT Court Case Number 15-484 Assigned To:	Judge GRINSTED 4	Date 7/9/2015			
[DISPOSITION]					
Disposition Type	Release	<u>Type</u>		Other Desc	
<u>Release Date</u> <u>Release Tim</u> <u>Released To</u>	<u>e Release Offic</u>	<u>1</u>		<u>Printed</u> <u>Printe</u> No	ed By

IN THE CIRCUIT/COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT IN AND FOR OKALOOSA COUNTY, FLORIDA WARRANT/OTTIC ACTIVE OKALOOSA CO SHERIFF'S OFFICE REPORT NO: OCSO15ARR006251

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Court Dist	nositio	nType	
Count Dis	positio	птүре	

Court Disposition Description

[ADDITIONAL PERSONS]	
COURT DISPOSITION:	_
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	(right index)

🔿 No Bill / Petition 👘 🔿 Issue Warrant 👘 Prosecution Approved

Signature of Assistant State Attorney

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Date

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