

# Department of Justice

## United States Attorney's Office Eastern District of Missouri

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September 26, 2013  
For Immediate Release

### **ST. CHARLES WOMAN PLEADS GUILTY TO FRAUD CHARGES**

St. Louis, MO - Daniela Spiridon pled guilty to a real estate scheme related to the purchase or sale of properties.

According to court documents, 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, 42, St. Charles, MO, pled guilty to six felony counts of wire fraud before United States District Judge John A. Ross. Sentencing has been set for January 9, 2014.

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. Restitution is mandatory.

Additionally, with her plea, Spiridon has agreed to 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.

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