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

February 2013 Grand Jury

UNITED STATES OF AMERICA, ) No. SA CR 13- \_\_\_\_\_  
 )  
Plaintiff, ) I N D I C T M E N T  
 )  
v. ) [18 U.S.C. §§ 1343, 1346: Wire  
 ) Fraud, Deprivation of Honest  
ARMANDO GRANILLO, ) Services]  
 )  
Defendant. )  
\_\_\_\_\_ )

The Grand Jury charges:

COUNTS ONE THROUGH THREE  
[18 U.S.C. §§ 1343, 1346]

A. INTRODUCTORY ALLEGATIONS

At all times relevant to this Indictment:

1. The Federal National Mortgage Association ("Fannie Mae") was a private corporation, under conservatorship by the Federal Housing Finance Agency, and doing business in Irvine, California, within the Central District of California, and elsewhere. In the ordinary course of its business, Fannie Mae acquired single family residential properties through foreclosure

1 or other transfers that Fannie Mae was then authorized to sell,  
2 commonly referred to as Fannie Mae Real Estate Owned or REO  
3 properties.

4 2. Defendant ARMANDO GRANILLO ("defendant GRANILLO") was  
5 employed by Fannie Mae, at its office in Irvine, California, as a  
6 Real Estate Owned Foreclosure Specialist. Defendant GRANILLO's  
7 duties included reviewing and approving applications made by real  
8 estate brokers for permission to list Fannie Mae REO properties  
9 for sale; assigning Fannie Mae REO property listings to approved  
10 real estate brokers; and approving sales offers submitted by  
11 approved brokers for the sale of Fannie Mae REO properties.  
12 Defendant GRANILLO was paid by salary by Fannie Mae, and  
13 defendant GRANILLO was not entitled to receive compensation from  
14 the sale of Fannie Mae REO properties.

15 B. THE SCHEME TO DEFRAUD

16 3. From in or about November 2012 to on or about March 5,  
17 2013, in Orange and Los Angeles Counties, within the Central  
18 District of California, and elsewhere, defendant ARMANDO GRANILLO  
19 knowingly and with intent to defraud devised, participated in,  
20 and executed a scheme to defraud Fannie Mae as to material  
21 matters, including by depriving Fannie Mae of its right to the  
22 honest services of defendant GRANILLO, namely, the performance of  
23 defendant GRANILLO's duties as a Fannie Mae REO Foreclosure  
24 Specialist, by secretly using defendant GRANILLO's official  
25 position as a Fannie Mae Foreclosure Specialist to enrich himself  
26 by soliciting and accepting gifts, payments, and other things of  
27 value from A.M., and other real estate brokers, in exchange for  
28 favorable official action taken by defendant GRANILLO, namely,

1 the assignment of Fannie Mae REO property listings.

2 4. The scheme to defraud operated, in substance, in the  
3 following manner:

4 a. Defendant GRANILLO provided favorable official  
5 action at Fannie Mae to benefit A.M., namely, by steering Fannie  
6 Mae REO sales listings opportunities to A.M. so that A.M. could  
7 list Fannie Mae REO properties for sale and, when those  
8 properties sold, earn commissions;

9 b. Defendant GRANILLO solicited and accepted gifts,  
10 payments, and other things of value in the amount of at least  
11 approximately \$11,200 from A.M., with respect to the listing  
12 opportunities that defendant GRANILLO provided to A.M. The  
13 things of value consisted of U.S. currency; and

14 c. Defendant GRANILLO took steps to hide, conceal,  
15 and cover-up his fraudulent activity and the nature and scope of  
16 his dealings with A.M., including by directing A.M. to pay  
17 defendant GRANILLO in cash and by using a prepaid cellular  
18 telephone to communicate with A.M., because the usage of such a  
19 telephone could not be readily traced like an ordinary  
20 subscriber's telephone account.

21 C. USE OF THE WIRES

22 5. On or about the dates set forth below, within the  
23 Central District of California, and elsewhere, defendant  
24 GRANILLO, for the purpose of executing and attempting to execute  
25 the above-described scheme to defraud, transmitted and caused the  
26 transmission of the following by means of wire and radio  
27 communication in interstate and foreign commerce:

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COUNT	DATE	TRANSMISSION
ONE	February 1, 2013	Telephone call between defendant, at (949) xxx-0651 in California, and A.M., at (520) xxx-7319, in Tucson, Arizona
TWO	February 12, 2013	Telephone call between defendant, at (949) xxx-0651 in California, and A.M., at (520) xxx-7319, in Tucson, Arizona
THREE	February 27, 2013	Telephone call between defendant, at (949) xxx-0651 in California, and A.M., at (520) xxx-7319, in Tucson, Arizona

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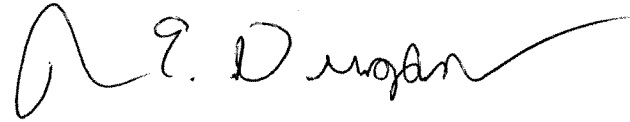
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15 A TRUE BILL

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17   
Foreperson

18 ANDRÉ BIROTTE JR.  
United States Attorney

19 

20

21 ROBERT E. DUGDALE  
Assistant United States Attorney  
Chief, Criminal Division

22

23 RICHARD E. ROBINSON  
Assistant United States Attorney  
Chief, Major Frauds Section

24

25 STEPHEN A. CAZARES  
Assistant United States Attorney  
Deputy Chief, Major Frauds Section

26

27 MARK AVEIS  
Assistant United States Attorney  
Major Frauds Section

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