



## **NEWS RELEASE**

### **Prosecutor Contact:**

A.P.A. Maria Miller: 313-224-5817

**Release Date:** June 29, 2007

### **PROSECUTOR, REGISTER OF DEEDS AND WAYNE COUNTY SHERIFF ANNOUNCE DEED FRAUD CONVICTION**

On June 28, 2007 Defendant Russell Jenkins Daniels, 61 of Detroit was sentenced by Judge Vera Massey Jones in connection with a deed fraud scheme involving multiple Detroit properties.

Mr. Daniels would target a property and conduct research on the property by going to the Register of Deeds, Bernard J. Youngblood's Office. When personnel at the Register of Deeds office became suspicious of Mr. Daniels activities, his title searches were monitored.

As a result of an investigation conducted by the Wayne County Sheriff's Department that began in June 2005 it was discovered that Mr. Daniels was operating a virtual deed forgery factory from his home. On February 8, 2007 Wayne County Prosecutor Kym Worthy charged Mr. Daniels. Assistant Prosecuting Attorney Abed Hammoud prosecuted the case.

Mr. Daniels pleaded guilty to Uttering & Publishing, a felony punishable by up to 14 years in prison; Forgery, a felony punishable by up to 14 years in prison; False Pretenses over \$1,000, a felony punishable by up to 5 years in prison; and as a Habitual 4<sup>th</sup> Offender, which upon conviction can carry a sentence of up to life in prison. These convictions originated from the fraudulent conveyance of properties in Detroit targeted by Mr. Daniels.

Mr. Daniels received a sentence of 3 years to 20 years in the Michigan Department of Corrections and was ordered to pay restitution. Prior to the sentencing Mr. Daniels signed 52 affidavits of fraud and 9 quit claim deeds, involving 43 properties.

“We had the defendant sign the affidavits and the quit claim deeds to assist the true owners of the property.” said Assistant Prosecutor Hammoud. “ Without this important step the victims would not have clear title to their property.”

“Register Youngblood and Sheriff Evans are making great strides to stop deed fraud and mortgage fraud in Wayne County by committing significant time and resources to attack this problem. We want to make sure that people who commit this crime know that they will be charged and convicted,” said Prosecutor Worthy.

# # # # #