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PRESS RELEASE

For Immediate Release

Date: December 16, 2015
Re: Xue Heu

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Modesto, California - Stanislaus County District Attorney Birgit Fladager announced today that Xue Heu, age 38, of Modesto, was convicted of two counts of grand theft on December 7, 2015. Deputy District Attorney Jeff Mangar of the District Attorney's Real Estate Fraud unit prosecuted the case on behalf of the People.

In July of 2011, Heu defrauded two investors out of \$30,000 by posing as an agent authorized to sell distressed properties foreclosed on by government-sponsored entities. Heu had created two non-existent companies that appeared legitimate to the investors who then sent him money to purchase two Bay Area properties. The investor victims were located in the California Bay Area and New York. Ironically, both victims were licensed professionals with experience in the real estate industry. "It just shows how convincing Xue's salesmanship was that he could con two professionals like this," stated prosecutor Jeff Mangar. Investigators discovered the victims' names while investigating a separate fraud case involving Heu in 2014. Up until that time, Heu had successfully convinced them that they all had been defrauded by other unknown persons.

Heu's second case involved counterfeit trading cards. In May of 2015, Heu received \$3,500.00 from one of his high school friends for counterfeit "Magic the Gathering" trading cards supposedly worth \$10,000.00 at retail. In a follow-up scheme with the same victim, Heu tried to convince his friend that he had previously worked for Donald Trump and learned to buy pre-foreclosed homes that he would resell at a 20% profit. Heu claimed he was earning \$100,000.00 per month buying and selling homes, then splitting the profit with investors.

The victim saw a Modesto Bee article on Heu and discovered that the collector cards were fake. The victim then contacted the Stanislaus County District Attorney's Real Estate Fraud Unit, leading to the charges and criminal conviction.

Upon his conviction, Heu was sentenced to the maximum of 3 years prison to run concurrent to 5 years on his unrelated real estate fraud federal case. He was also ordered to pay full restitution to his victims.

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