



Memorandum



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To: The Honorable Carlos A. Gimenez, Mayor, Miami-Dade County
The Honorable Jean Monestime, Chairman
and Members, Board of County Commissioners, Miami-Dade County

From: Mary T. Cagle, Inspector General 

Date: February 6, 2015

Subject: Third of Four Defendants Pled Guilty in the Miami-Dade County Short Sales Scam;
IG10-54

Ayda Young (Young), who was arrested in February 2012 with her other co-defendants, pled guilty this week for her part in a real estate scam that snared at least 15 victims and defrauded them of over \$2.4 million.

In a joint investigation with the Miami-Dade Police Department (MDPD) and the State Attorney's Office (SAO), the Office of the Inspector General unraveled a scheme that used a Florida corporation – called Miami-Dade County Short Sales, Inc. – to lure victims into believing that they were getting rock bottom prices on real estate. The victims were led to believe that the defendants were in collusion with a County employee who could facilitate the pre-sale of a delinquent property prior to the scheduled public auction to satisfy the tax certificate holders. No evidence has been found that a County employee was involved in the tax deed scheme. Neither the defendants nor their company had the legal authority to sell any of the properties they purported to broker. Victim losses ranged from \$6,000 to over \$500,000. Total losses exceeded \$2.4 million.

Young pled guilty to 18 felony charges that included Racketeering, Grand Theft, Identity Theft and Uttering Forged Instruments. She entered into an agreement with the State Attorney's Office to cooperate in the continuing investigation and testify against the remaining co-defendant. Young's sentence will be delayed until after she finishes cooperating with authorities. While her full sentence has yet to be determined, it will include paying restitution to the victims, paying costs of investigation to the OIG and MDPD, and mandatory state prison time.

The success of this investigation was possible due to the collaboration of the MDPD and the assistance of the Miami-Dade County Clerk of the Courts and the Miami-Dade County Tax Collector's Office.

cc: Hon. Harvey Ruvin, Clerk of the Courts, Miami-Dade County
Ed Marquez, Deputy Mayor/Finance Director, Miami-Dade County
J.D. Patterson, Director, Miami-Dade Police Department
Marcus Saiz, Miami-Dade County Tax Collector
Alex Ferro, Chief of Staff, Office of the Mayor
Cathy Jackson, Director, Audit and Management Services Department
Charles Anderson, Commission Auditor