



CITY OF CLEARWATER

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POLICE DEPARTMENT

RELEASE # 11-044

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SUSPECTS ARRESTED FOR FRAUDULENTLY BUYING HOMES, SELLING OR RENTING THEM, AND POCKETING THE PROCEEDS

WHO: Silvia Lopez Mateos (Arrested) – booked under “Silvia LopezMateos”
DOB: 8-20-73

CHARGES: Criminal Use of ID (Identity Theft)
Grand Theft
Violation of Probation

Adriana Abreu (Arrested) – booked under “Andriana Cortes”

DOB: 1-2-68

CHARGE: Scheme to Defraud (1st degree felony)

Multiple financial institutions and individuals (Victims)

WHAT: Scheme to Defraud/Grand Theft
Seized: 2008 Chevrolet Suburban

WHEN: December 2010 - Present

WHERE: 618 Snug Isle (residence searched)
Clearwater, Fla.

SUMMARY: The Clearwater Police Department received information from Integrity Title (located at 1545 S. Belcher Road) that a subject, later identified as Silvia Lopez Mateos, fraudulently acquired a residence in Clearwater and then sold the residence resulting in a \$113,000 financial loss to the title company. CPD’s Economic Crimes Unit began an investigation and determined that Mateos was operating under the guise of a real estate investment company. She forged quitclaim deed documents to obtain illicit ownership of multiple properties and then sold or rented them out for profit.





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Through the course of the investigation, Economic Crimes Detectives identified two corporations involving the suspect and fraudulent activity - LMA Investments, LLC and World United Investments, LLC. A second suspect, Adrianna Abreau, was identified as a co-conspirator. Abreau is currently awaiting trial for a 2007 fraud charge in which she took money from multiple victims for stock market investments. Abreau kept the money instead of making any investments.

On April 11th, Mateos and Abreau went to Advanced Title (located at 800 N. Belcher Road) to collect a check regarding another fraudulently acquired property. They were arrested after obtaining the check. Detectives seized fraudulent identifications and other evidence.

On April 12th, Detectives and assisting units searched Abreau's residence and found additional evidence as well as a large amount of artwork – worth thousands of dollars - reported stolen from a burglary reported to the Pinellas County Sheriff's Office.

This current investigation is ongoing and detectives have identified at least eight (8) properties that were fraudulently purchased by the suspects. Detectives are still in the process of identifying victims, so property addresses will not be released at this time. Additional charges for both suspects are pending. Detectives believe there are more victims.

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