



Alameda County
District Attorney's Office
Thomas J. Orloff, District Attorney

August 25, 2009

**** FRAUD ALERT ** ** FRAUD ALERT ****
**** PLEASE DISTRIBUTE TO YOUR MEMBERS ****

The Alameda County District Attorney's Office has received information that the following individuals may be targeting real estate sales agents for a version of "Advanced Fee Fraud." Sales agents in your organization are urged to be alert for these individuals attempting to run this scam in your area.



Roger Dungan Buack
DOB: 09/10/1944



Diana L. Buack
DOB: 03/11/1950

Summary of the Scam: The above suspects, Roger and Diana Buack will pose as interested home buyers of high-end homes. They will target mostly new developments, and homes listed for more than one million dollars. The suspects will approach Realtors and claim to have several million dollars coming to them from "overseas accounts." After developing a relationship with the Realtors over the course of several weeks or months, the suspects will tender an offer for the property, but claim that the money is being held up overseas due to various excuses. The suspects will ask the Realtor to loan them money for the down payment, plus money to help them pay customs fees to free up their overseas money. The suspects often gave fake documentation to support their claims. In exchange for a loan by the Realtor, the suspects will promise a 100% return on their investment within 48-72 hours of the loan.

Summary of the Suspects: In 2008, suspect **ROGER DUNGAN BUACK** was convicted in Alameda County, California, of two felony counts of grand theft and identity theft for running the above scam. He served two years in state prison and is currently on parole. In 2008, suspect **DIANA L. BUACK BUACK** was convicted in Alameda County, California, of two felony counts of grand theft and identity theft for running the above scam. She is currently on active felony probation in Alameda County.

The Alameda County District Attorney's Office has reason to believe the above suspects are currently attempting to conduct the same scam, or a variant of the scam. If you meet suspects Roger or Diana Buack, and encounter suspicious activity, you are urged to call the **Alameda County District Attorney's Real Estate Fraud Division at (510) 569-9281, attention: Deputy District Attorney David Lim. Reference case # 124838.**

Consumer & Environmental Protection Division 7677 Oakport Street, Suite 650 Oakland, CA 94621
(510) 569-9281 Fax (510) 569-0505