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Attorneys for Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

STATE OF ARIZONA,
Plaintiff,

v.

ZAVIER KAY HAFIZ,
aka XAVIER HAFIZ DEANDA,
aka HAFIZ K SANAD-DEANDA,
Defendant.

Case No: **CR 2013-002612-001**

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INDICTMENT

CHARGING VIOLATIONS OF:

**COUNT 1: FRAUDULENT SCHEMES
AND ARTIFICES**, Class 2 Felony, in
violation of A.R.S. § 13-2310

**COUNT 2: RESIDENTIAL
MORTGAGE FRAUD**, Class 4 Felony, in
violation of A.R.S. § 13-2320

COUNT 3: FORGERY, Class 4 Felony, in
violation of A.R.S. § 13-2002

COUNT 4: THEFT BY EXTORTION,
Class 4 Felony, in violation of A.R.S. § 13-
1804

The Arizona State Grand Jury accuses **ZAVIER KAY HAFIZ, aka XAVIER HAFIZ DEANDA, aka HAFIZ K SANAD-DEANDA**, charging on this 24th day of June 2013, that in or from Maricopa County, Arizona:

COUNT 1

FRAUDULENT SCHEMES AND ARTIFICES

On or between December 12, 2011, and January 27, 2012, **ZAVIER KAY HAFIZ, aka XAVIER HAFIZ DEANDA, aka HAFIZ K SANAD-DEANDA**, pursuant to a scheme or artifice to defraud, knowingly obtained a benefit from **ALBERTO SANCHEZ**, by means of fraudulent pretenses, representation, promises, or material omissions, in violation of A.R.S. §§ 13-2310, 13-701, 13-702 and 13-801.

COUNT 2

RESIDENTIAL MORTGAGE FRAUD

On or between December 21, 2011, and January 27, 2012, **ZAVIER KAY HAFIZ, aka XAVIER HAFIZ DEANDA, aka HAFIZ K SANAD-DEANDA**, with intent to defraud **ALBERTO SANCHEZ**, knowingly made a deliberate misstatement, misrepresentation or material omission during the mortgage lending process that was relied on by a mortgage lender, borrower or other party to the mortgage lending process, in violation of A.R.S. §§ 13-2320, 13-701, 13-702 and 13-801.

COUNT 3

FORGERY

On or between May 4, 2012, and May 31, 2012, **ZAVIER KAY HAFIZ, aka XAVIER HAFIZ DEANDA, aka HAFIZ K SANAD-DEANDA**, with intent to defraud, knowingly possessed a **SPECIAL WARRANTY DEED**, a forged instrument, in violation of A.R.S. §§ 13-2001, 13-2002, 13-701, 13-702 and 13-801.

COUNT 4

THEFT BY EXTORTION

On or between January 16, 2013, and February 13, 2013, **ZAVIER KAY HAFIZ, aka XAVIER HAFIZ DEANDA, aka HAFIZ K SANAD-DEANDA**, knowingly obtained or sought to obtain property or services by means of a threat to cause **ALBERTO SANCHEZ** to part with any property in the future, in violation of A.R.S. §§ 13-1801, 13-1804, 13-701, 13-702 and 13-801.

Pursuant to A.R.S. § 21-425, the State Grand Jurors find that the offenses described above were committed in Maricopa County, Arizona.

A true Bill
(A "True Bill")

THOMAS C. HORNE
ATTORNEY GENERAL
STATE OF ARIZONA

Dated: 6/24/13



KARIN HOM
Assistant Attorney General



Foreperson of the State Grand Jury

#3448146