



INFORMATION DATA SERVICES

Fraud Alert

Jose Enrique Cid



Date of Birth: June 8, 1967

Florida DL#C300-425-67-208-0

White Male, 5'10", 200, brown hair, brown eyes

County of Residence: Miami-Dade County

Spouse – Clara J. Cid (07/22/1964)

ALERT ADVISORY – June 22, 2005

Investigation has confirmed that Jose Enrique Cid is currently conducting an on-going mortgage fraud scheme in South Florida, particularly in Miami-Dade County. Since October, 2003, Cid has taken title to at least three properties in the Miami area that are encumbered by conventional purchase money mortgages obtained from financial institutions. Subsequent to obtaining title to the three properties, investigation has verified that Cid has forged and recorded false satisfactions of the purchase money mortgages and obtained additional mortgages from private equity lenders. Those private mortgages are also falsely satisfied of record shortly after closing and additional

312 West First Street, Suite 203
Sanford, Florida 32771

Tel. 407.321.2874

Website: www.idsnetwork.com

Fax. 407.328.4585

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mortgages are obtained from other private equity lenders. To date, Cid has placed at least four fraudulent mortgages on each of the three properties. It is estimated that Cid may have stolen approximately \$1,380,000 since July 2004 months utilizing this scheme. Cid is using different title agents in Broward and Miami-Dade Counties to close these transactions. On several occasions, Cid has hand delivered original, but unrecorded, satisfactions to the settlement agents to record along with the other closing documents. In some cases it appears he has given several mortgages within the gap period.

The three properties we know of at this time are located at:

3868 Alcantra Avenue, Unit B-73, Miami, FL 33178 (Costa del Sol condominiums)
825 Brickell Bay Drive, Unit 651, Miami, FL (Four Ambassadors condominiums)
9705 Fontainebleau Dr., Unit B-201, Miami, FL (Soleil at Fontainebleau condominiums)

Jose Cid is a known felon. He has at least thirty prior convictions for crimes ranging from burglary of an occupied structure; grand theft; auto theft; operating a chop shop; operating a boiler room operation; forgery; check fraud and escape. He has served two prison sentences in the Florida Department of Corrections and was most recently released from custody on April 27, 2001.

An investigation of these fraudulent closings is underway and we anticipate that the investigation will result in his arrest and conviction. Until then, Jose Cid is considered to be an on-going threat to title agents, underwriters and lenders in the South Florida market. If you have any contact with this suspect or have conducted any closings in which he is a party to the transactions, please notify the undersigned immediately.

USE EXTREME CAUTION WHEN DEALING WITH THIS SUSPECT.

Douglas F. Pollock, CFE
(407) 321-2874 Office
(407) 595-3022 Mobile
dpollock@idsnetwork.com

