

**Devonshire Area  
Community-Police Advisory Board Meeting Via Zoom  
Wednesday, March 18, 2026, 7 PM**

**Minutes**

The meeting was called to order at 7:02 PM, followed by the Pledge of Allegiance

Guest Speaker: Lt. Scott Lankford, Commercial Crimes Division Real Estate Fraud Unit

- Lt. Scott was previously the watch commander at Devonshire Division
- The Real Estate Fraud Unit investigates fraudulent documents recorded with the LA County Registrar-Recorder's Office
- The Unit sees about 60 to 90 cases annually  
There were 72 cases in 2024 and 57 cases in 2025
- Depending on the complexity of the lien, there could be multiple crimes/multiple victims attached to once case
- Types of real estate fraud:
  - fraudulent liens
  - forged deeds/title transfers
  - forged notary documents
  - "wild deeds" (unclear ownership transfers)
- Often targeting:
  - vacant homes
  - rental or secondary properties
  - property/properties involved in family disputes or conservatorships
- The Registrar-Recorder does not have the expertise to verify the documents  
The office accepts and records documents without verifying the authenticity  
Fraudulent filings can cloud title and complicate property sales or loan approvals until legally cleared
- There are ways to get ahead of this by signing up to receive email alerts from the LA County Registrar-Recorder's Office
- If you think you are a victim of real estate fraud, immediately go to your local Police Station and make a report.  
The front desk should contact the Commercial Crimes Division and advise you what documents to prepare/file for your case
- Example of a recent case involving fraudulent liens (some up to \$100mil)
  - Occupied property illegally (squatting)
  - Filed a mechanical lien claiming services rendered were not paid in full (filed on multiple properties)
  - Arrested on 25 felony counts (violation of Penal Code 115 – false/forged documents)
  - Bail set at \$700,000 with a hold on the bail – individual is still in custody (requires proof that the funds are obtained legally)
- These cases can take years to be resolved  
The DA has up to 4 years to file criminal charges from the date the crime was discovered
- Preventive Measure
  - Register with LA County Homeowner Alert Service  
<https://assessor.lacounty.gov/news-information/enotification>
- Commercial Crimes Division  
100 West First Street, Room 53  
Los Angeles, CA 90012

(213) 486-8430

Real Estate Fraud Unit (213) 486-6620

Q&A/Comments:

- Is it harder if the house still has payment left  
Fraud can occur regardless of mortgage status  
Trusts may be harder to forge
- Are there any laws/measures that are being considered by the City Council to prevent this from happening  
Not aware of any legislative action  
Hoping this recent case will bring media attention and awareness to the individuals and law makers
- If the County Registrar-Recorders Office was aware of the amount of fraud that is going on, wouldn't they put in a system where they would put a hold on the lien/title change and contact the owner?  
It may take some action, e.g. lawsuit, for the change to take place
- How does a mechanical lien help to enrich oneself?  
Mechanical lien is more of a vindictive move  
Technically, it falls off if a civil lawsuit is not filed within 90 days  
However, it can still cloud your title when it is time to sell the property or apply for a loan

State of Devonshire by Captain Samer Issa

- Captain Issa thanked Lt. Lankford for the great information presented
- Captain Burns will be retiring at the end of May.  
Captain Lucas has been assigned to be the Area Commanding Officer in Devonshire
- There was one homicide on March 3 in the Northwest part of the Division – a case of murder suicide of a couple, discovered by their adult child.
- Overall numbers in Devonshire Division are trending low except for BTFV  
However, the BTFV numbers are trending down from +32% to +8% YTD

Q&A/Comments:

- How do you pull your crime data?  
There is more than one data base where the stats are pulled from because some investigations are ongoing and can be reclassified and some crimes are not reported until later  
Want to make sure accurate data is being released to the public

Senior Lead Office Updates/Reports

- Sgt. Torres – Supervisor  
Officer Phillip Yu is now an official Senior Lead Officer and has been assigned to 17A23  
Officer Corral has been reassigned to 17A95 – Officer Tony Villegas is covering for him while he is out on medical  
Jose Mendez from CD 12 has been working very closely with Devonshire Division and expediting response units when needed such as VOA (Volunteers of America) has responded within 10 minutes and seen talking to the individuals that may need housing  
The Senior Lead Office is very busy the next couple of months – already prepping for the World Cup in June and July and the 4<sup>th</sup> of July event
- 17A23 -- SLO Phillip Yu  
Following up on multiple complaints – fruit vendors at DeSoto Ave./118 Freeway, Browns Canyon bridle path and encampments off of Topanga Canyon Place (made 2 arrests))
- 17A35 – SLO John Parker  
All numbers are good except for BTFV which is up by 65%  
Most of the cars are being broken into between 1:30 AM and 3:30 AM, people are looking for unlocked cars  
-- Lock It, Hide It, Keep It  
The areas hit are on Nugent Drive and Meadowlark Avenue

Community complaints are: abandoned vehicles, neighbor disputes with dogs, semi-trucks parked in residential areas, homeless individuals in front of the Station  
Working on Car Show at the Devonshire Station Open House

- 17A49 – SLO Greg Andrachick  
Working on the Devonshire Station Open House scheduled for April 18<sup>th</sup>  
Good news – John Lee’s office has secured a large lot where the large RV’s and large box trucks can be towed to  
So far a total of 41 RV’s and large box trucks have been towed and it has had a significant impact on crime and quality of life in Devonshire
- 17A67 – SLO Sandra Zamora  
Robberies are up 50% YTD  
BTFV’s are significantly up too especially along Tampa, Reseda and Parthenia/Lindley  
Trebek Center has new management staff – they will be the 17A67 Basic Car Meeting on March 25  
Volunteers of America (VOC) has a new intake center in North Hollywood for homeless individuals  
Will be at a community event at Petit Park this weekend with SLO Parker  
There is a ministry event at Church Everyday at Devonshire/Balboa on Sunday
- 17A81 – SLO Anthony Sigston  
All crime numbers in A81 are down YTD – no clusters of crime in 17A81 like in the past  
Made significant amount of arrests in A81 and A23 and with the RV impounds it has made a significant impact in the crime numbers
- 17A95—Interim Senior Lead Officer Tony Villegas (for SLO Efren Corral)  
Numbers are up in BTFV – please remember to lock your vehicles and remove or hide any valuables  
Cleaning up the areas and the encampments which has made a difference
- Homeless Coordinator – SLO Sean Taylor  
New project in Devonshire -- tracking the LA-HOP referrals made by the officers in Devonshire  
LAHOP is a portal which is run by LAHSA and generates a tracking number when an individual is being referred  
This number can track to see if the individual goes into a shelter or housing  
The officers have the option to flag it and request priority for certain individuals  
If anyone makes a referral for an individual using the LA-HOP referral, please let the Senior Lead Office know so the officers can put in an expedite request for that individual if needed

#### Q&A:

- Is the LA-HOP portal available to the public to use?  
Yes, it can be found at [la-hop.org](http://la-hop.org) or at <https://www.lahsa.org/portal/apps/la-hop/>

#### C-PAB Updates/Reports:

- Looking for members to work at the Open House C-PAB Outreach table
- Basic Car Meeting 17A67 is on March 25, 6 PM, at the United Methodist Church  
Other Basic Car Meetings tbd
- LAPD Devonshire APP is currently not available for Androids (Play Store) to download  
It is available on the App Store for i-phones

#### Other Comments/Questions:

- Longtime member Paula will be relocating out of state
- The Wall That Heals, a Vietnam Veterans War Memorial Replica and Mobile Education Center, has arrived at Pierce College and is open to the public

Next C-PAB Meeting is Wednesday, April 15, 2026, at 7 PM

The meeting was adjourned at 7:55 PM