



ERIK NASARENKO

VENTURA COUNTY DISTRICT ATTORNEY

NEWS RELEASE



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Approved: SW
Date: August 27, 2025
Release No.: 25-106

Ventura Residents Charged with Multiple Felony Counts of Theft, Mortgage Fraud, Money Laundering, and Conspiracy

VENTURA, Calif. – Ventura County District Attorney Erik Nasarenko announced today that Albino Manuel Mendoza (DOB 10/22/73) and Maria Antonia Hernandez (DOB 10/30/82), both of Ventura, have been charged with real estate related crimes, including mortgage fraud and money laundering. Specifically, Mendoza has been charged with one felony count of grand theft, one felony count of mortgage fraud, seven felony counts of money laundering, and one felony count of conspiracy. Hernandez has been charged with one felony count of mortgage fraud, two felony counts of money laundering, and one felony count of conspiracy. Both also face several special allegations and aggravating factors.

In January 2019, Mendoza allegedly made false statements which caused his victim to relinquish ownership of her Oxnard home. In July 2021, Mendoza and his wife, codefendant Hernandez, allegedly obtained a mortgage loan by fraud which Hernandez used to buy the victim's residence from Mendoza. Both defendants then allegedly laundered the 2021 sales proceeds to pay personal expenses. In July 2024, defendant Hernandez allegedly sold the victim's Oxnard residence to an unrelated third party. The investigation in this case determined the victim did not receive any of the sales proceeds from either the 2021 or 2024 sale(s) of her home.

Mendoza and Hernandez were arrested on August 26, 2025, by the Ventura Police Department after an extensive investigation by the District Attorney's Office Real Estate Fraud Unit. Senior Deputy District Attorney Dominic Kardum is the prosecutor handling the case.

Mendoza and Hernandez pled not guilty at their first court appearance on August 27, 2025, and will return to court for a bail review hearing on August 29, 2025. Both defendants are currently in custody on \$100,000 bail.

Case: 2024010212

Defendant(s) Information:

Albino Manuel Mendoza

Ventura

Maria Antonia Hernandez

Ventura

Charges:

- PC 487(a) – Felony grand theft
- PC 532f(a)(1) – Mortgage fraud
- PC 186.10(a) - Money laundering
- PC 182(a)(1) – Conspiracy

Special Allegations:

- PC 801.5 per PC 803(c) – Statute of limitations extended due to late discovery by victim
- PC 12022.6(a)(2) – Excessive loss over \$200,000
- CRC 4.421(a)(8) - Manner in which alleged crimes were committed indicates planning, sophistication and professionalism
- CRC 4.421(a)(9) - Crime alleged involved an attempted or actual taking and damage of great monetary value
- 4.421(a)(11) - Defendant took advantage of a position of trust and confidence to commit the offense
- PC 186.10(c)(1)(B) – Transaction > \$150K but < \$1 million