

FILED IN OPEN COURT  
STEVEN D. GRIERSON  
CLERK OF THE COURT

JUN 02 2015

BY: *Kristin Duncan*  
KRISTIN DUNCAN, DEPUTY

**GPA**  
**ADAM PAUL LAXALT**  
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Attorneys for State of Nevada

**DISTRICT COURT**

**CLARK COUNTY, STATE OF NEVADA**

THE STATE OF NEVADA,	)	
	)	
Plaintiff,	)	
	)	Case No.: C-14-301201-3
vs.	)	
	)	Dept. No.: II
ORLANDO VERA, JOSE CHRISTIAN	)	
DELGADO #2722269 and JUAN ROBLES	)	
#1467437,	)	
	)	
Defendants.	)	

**GUILTY PLEA AGREEMENT**

The State of Nevada, by and through Attorney General Adam Paul Laxalt, Chief Deputy Attorney General Jeff Segal, and Senior Deputy Attorney General Raya M. Swift, and Defendant JUAN ROBLES, represented by Bryan Cox, Esq. hereby enter into and file this Guilty Plea Agreement.

I, Defendant JUAN ROBLES, agree to plead guilty to one (1) count of Conspiracy to Commit Theft, a gross misdemeanor in violation of NRS 199.480 and NRS 205.0832 within the County of Clark, State of Nevada.

///

1 My decision to plead guilty is based upon the following plea agreement:

2 1. I agree to plead guilty to: one (1) count of Conspiracy to Commit Theft, a gross  
3 misdemeanor in violation of NRS 199.480 and NRS 205.0832 as more fully alleged in the  
4 amended pleading, attached hereto as Exhibit "1", which is incorporated by reference.

5 2. I agree to waive all objections as to form and content of the pleading.

6 3. The State agrees to dismiss and forego prosecution against Defendant JUAN  
7 ROBLES on all other counts currently pending in District Court case number C-14-301201-1-  
8 2-3.

9 4. [REDACTED]  
10 [REDACTED].

11 5. I agree to pay restitution for named and unnamed victims in an amount not to  
12 exceed Nine Hundred and Four Thousand, Eight Hundred and Sixty-One Dollars and Ninety-  
13 Four Cents (\$904,861.94). This sum is to be distributed pursuant to the victim restitution list  
14 attached hereto as Exhibit "3", and incorporated by reference. Notwithstanding, the State and  
15 I agree that my obligation to pay this restitution is limited to those victims that paid money to  
16 R.E.D while I was working with R.E.D, and not before my employment date.

17 I further agree to cooperate with all lawful efforts to collect restitution, including  
18 providing truthful and complete information about the whereabouts of assets of my own or of  
19 entities under my control or for my benefit. The willful failure to pay restitution as ordered may  
20 be grounds for revocation of parole or probation. "Willful failure" means the failure to pay  
21 despite having the financial resources to do so. I shall also sign civil confessions of judgment  
22 to the benefit of each victim for any amounts not paid as of the date of sentencing.

23 6. While victims are entitled to make impact statements pursuant to NRS  
24 176.015(3), the State agrees to a suspended sentence so long as no additional facts arise  
25 between now and the date of sentencing to indicate that I have been engaging in criminal  
26 activity since the filing of the original charging document in this case.

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1 I understand that if the State has agreed not to present argument regarding sentence,  
2 any such agreement by the State is contingent upon my appearance in court on the initial  
3 sentencing date and any subsequent date if the sentencing is continued.

4 I agree that if I fail to appear for any hearings or court dates prior to sentencing or if an  
5 independent magistrate, by affidavit review, confirms probable cause against me for new  
6 criminal charges, excluding minor traffic violations, the State will have the unqualified right to  
7 argue for any legal sentence in this matter, including the use of any prior convictions I may  
8 have to increase my sentence as a habitual criminal.

9 7. I agree to refrain from engaging in any work in the State of Nevada related to  
10 credit repair and mortgages, including but not limited to the origination, modification, repair  
11 and negotiation, as well as short sales, foreclosures or other mortgage related settlements. I  
12 agree not to accept any payment related thereto, whether the work is performed or not. I  
13 further agree to refrain from any employment which requires me to have a license, unless I am  
14 actually legally licensed.

15 8. I agree to pay the Nevada Office of the Attorney General the amount of Two  
16 Thousand Dollars (\$2,000) to reimburse the cost of investigation.

17 9. I agree that my plea of guilty shall be entered as soon as practicable but the  
18 sentencing on the guilty plea may be delayed, with consent of the court, for a period of one  
19 year from the entry of the guilty plea, and upon motion of the government and concurrence of  
20 the Court, may be delayed for a period beyond that one year. [REDACTED]

21 [REDACTED]  
22 [REDACTED].

23  
24 **CONSEQUENCES OF THE PLEA**

25 I understand that by pleading guilty I admit the facts that support all the elements of the  
26 offense(s) to which I now plead as set forth in the Amended Indictment on file herein. (Exhibit

27 "1")

28 ///

1 I understand that the consequences of my plea of guilty under NRS 193.140 are that I  
2 may be punished by imprisonment in the county jail for not more than 364 days, and that I  
3 may also be fined up to Two Thousand Dollars (\$2,000).

4 I understand that the law requires me to pay an Administrative Assessment Fee.

5 I understand that, if appropriate, I may be ordered to make restitution to the victim of  
6 the offense(s) to which I am pleading guilty and to the victim of any related offense which is  
7 being dismissed or not prosecuted pursuant to this agreement. I will also be ordered to  
8 reimburse the State of Nevada for any expenses related to my extradition, if any.

9 I understand that I am eligible for probation for the offense to which I am pleading  
10 guilty. I understand that, except as otherwise provided by statute, the question of whether I  
11 receive probation is in the discretion of the sentencing judge.

12 I understand that I must submit to blood and/or saliva tests under the Direction of the  
13 Division of Parole and Probation to determine genetic markers and/or secretor status.

14 I understand that if more than one sentence of imprisonment is imposed and I am  
15 eligible to serve the sentences concurrently, the sentencing judge has the discretion to order  
16 the sentences served concurrently or consecutively.

17 I understand that information regarding charges not filed, dismissed charges, or  
18 charges to be dismissed pursuant to this agreement may be considered by the judge at  
19 sentencing.

20 I understand that pursuant to NRS 176.015(3), victims so desiring will be allowed to  
21 make Impact Statements.

22 I have not been promised or guaranteed any particular sentence by anyone. I know  
23 that my sentence is to be determined by the Court within the limits prescribed by statute. I  
24 understand that if my attorney or the State or both recommend any specific punishment to the  
25 Court, the Court is not obligated to accept the recommendation.

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1 I understand that if the offense(s) to which I am pleading guilty was committed while I  
2 was incarcerated on another charge or while I was on probation or parole that I am not eligible  
3 for credit for time served toward the instant offense(s).

4 I understand that if I am not a United States citizen, any criminal conviction will likely  
5 result in serious negative immigration consequences including but not limited to: (1) The  
6 removal from the United States through deportation; (2) An inability to reenter the United  
7 States; (3) The inability to gain United States citizenship or legal residency; (4) An inability to  
8 renew and/or retain any legal residency status; and/or (5) An indeterminate term of  
9 confinement with the United States Federal Government based on my conviction and  
10 immigration status. Regardless of what I have been told by any attorney, no one can promise  
11 me that this conviction will not result in negative immigration consequences and/or impact my  
12 ability to become a United States citizen and/or a legal resident.

13 I understand that the Division of Parole and Probation may prepare a report for the  
14 sentencing judge prior to sentencing. This report will include matters relevant to the issue of  
15 sentencing, including my criminal history. This report may contain hearsay information  
16 regarding my background and criminal history. My attorney and I will each have the  
17 opportunity to comment on the information contained in the report at the time of sentencing.  
18 Unless the Deputy Attorney General has specifically agreed otherwise, then the Deputy  
19 Attorney General may also comment on this report.

#### **WAIVER OF RIGHTS**

22 By entering my plea of guilty, I understand that I am waiving and forever giving up the  
23 following rights and privileges:

24 1. The constitutional privilege against self-incrimination, including the right to refuse  
25 to testify at trial, in which event the prosecution would not be allowed to comment to the jury  
26 about my refusal to testify.

27 2. The constitutional right to a speedy and public trial by an impartial jury, free of  
28 excessive pretrial publicity prejudicial to the defense, at which trial I would be entitled to the

1 assistance of an attorney, either appointed or retained. At trial the State would bear the  
2 burden of proving beyond a reasonable doubt each element of the offense charged.

3 3. The constitutional right to confront and cross-examine any witnesses who would  
4 testify against me.

5 4. The constitutional right to subpoena witnesses to testify on my behalf.

6 5. The constitutional right to testify in my own defense.

7 6. The right to appeal the conviction with the assistance of an attorney, either  
8 appointed or retained unless the appeal is based upon reasonable constitutional jurisdictional  
9 or other grounds that challenge the legality of the proceedings and except as otherwise  
10 provided in subsection 3 of NRS 174.035.

11  
12 **VOLUNTARINESS OF PLEA**

13 I have discussed the elements of all of the original charges against me with my attorney  
14 and I understand the nature of the charges against me.

15 I understand that the State would have to prove each element of the charge against me  
16 at trial.

17 I have discussed with my attorney any possible defenses, defense strategies and  
18 circumstances which might be in my favor.

19 All of the foregoing elements, collateral consequences, rights, and waiver of rights have  
20 been thoroughly explained to me by my attorney.

21 I believe that pleading guilty and accepting this plea bargain is in my best interest, and  
22 that a trial may be contrary to my best interest.

23 I am signing this agreement voluntarily, after consultation with my attorney, and I am  
24 not acting under duress, coercion, or by virtue of any promises of leniency, except for those  
25 set forth in this agreement.

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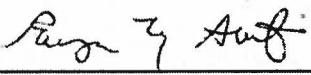
1 I am not now under the influence of any intoxicating liquor, a controlled substance or  
2 other drug which would in any manner impair my ability to comprehend or understand this  
3 agreement or the proceedings surrounding my entry of this plea.

4 My attorney has answered all my questions regarding this guilty plea agreement and its  
5 consequences to my satisfaction and I am satisfied with the services provided by my attorney.

6  
7  
8 Dated: June 2<sup>nd</sup>, 2015

By:   
JUAN ROBLES  
Defendant

9  
10  
11 Agreed to by:

12   
13 Raya Swift (NVBar No. 11108)  
14 Senior Deputy Attorney General  
15 555 East Washington Ave., Ste. 3900  
16 Las Vegas, Nevada 89101  
17 (702) 486-3396  
18 Attorneys for the State  
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**CERTIFICATE OF DEFENSE COUNSEL**

I, the undersigned, as the attorney for the defendant named herein and as an officer of the court hereby certify that:

1. I have fully explained to the defendant the allegations contained in the charges to which guilty pleas are being entered.

2. I have advised the defendant of the penalties for each charge and the restitution that the defendant may be ordered to pay.

3. All pleas of guilty offered by the defendant pursuant to this agreement are consistent with all the facts known to me, and are made with my advice to the defendant and are in the best interest of the defendant:

4. To the best of my knowledge and belief the defendant:

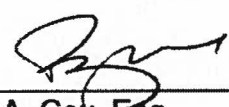
a. Is competent and understands the charges and the consequences of pleading guilty as provided in this agreement.

b. Executed this agreement and will enter all guilty pleas pursuant hereto voluntarily.

c. Was not under the influence of intoxicating liquor, a controlled substances or other drug at the time of the execution of this agreement.

DATED: June 2<sup>nd</sup>, 2015.

By: \_\_\_\_\_

  
Bryan A. Cox, Esq.  
Nevada Bar No. 6611  
Clark County Public Defender  
309 S. Third St., #226  
Las Vegas, NV 89101  
Attorney for Defendant



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# EXHIBIT 1

EXHIBIT 1

1 **AIND**

2 **ADAM PAUL LAXALT**

3 Attorney General

4 **JEFFREY H. SEGAL**

5 Chief Deputy Attorney General

6 Nevada Bar No.: 5491

7 jsegal@ag.nv.gov

8 **RAYA M. SWIFT**

9 Senior Deputy Attorney General

10 Nevada Bar No.: 11108

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14 Las Vegas, Nevada 89101

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16 F: (702) 486-0660

17 Attorneys for State of Nevada

11 **DISTRICT COURT**

12 **CLARK COUNTY, STATE OF NEVADA**

13 THE STATE OF NEVADA, )

14 )  
15 Plaintiff, )

16 vs. )

17 ORLANDO VERA, JOSE CHRISTIAN )  
18 DELGADO #2722269 and JUAN ROBLES )  
19 #1467437, )

20 Defendants. )

Case No.: C-14-301201-3

Dept. No.: II

21 **FIRST AMENDED INDICTMENT**

22 Defendant JUAN ROBLES is accused by the Grand Jury of the County of Clark of  
23 committing the following crime(s):

24 ///

25 ///

26 ///

27 ///

**COUNT ONE**

**CONSPIRACY TO COMMIT THEFT**

**GROSS MISDEMEANOR – NRS 199.480 and NRS 205.0832**

Defendant JUAN ROBLES, in the County of Clark, State of Nevada, knowingly and with the intent, conspired with one or more persons to commit theft, to wit:

From about between about June 2013 to October 2013, while engaged in the enterprise or occupation of soliciting money from clients with poor credit for the purported purpose of purchasing real properties on the clients' behalves, Defendant JUAN ROBLES, through Real Estate Development, LLC ("R.E.D."), conspired with R.E.D.'s agents, owners or employees, specifically with Defendant JOSE CHRISTIAN DELGADO and Defendant ORLANDO VERA, to intentionally obtain money from two victims by material misrepresentations with intent to deprive those victims of their money.

Defendant JUAN ROBLES entered into an agreement with Defendant JOSE CHRISTIAN DELGADO and Defendant ORLANDO VERA to intentionally defraud Jose Hector Ayala using a material misrepresentation that R.E.D. would purchase two pieces real property located at 1339 Lucky Street, Las Vegas, Nevada and 4506 Alpine Drive, Las Vegas, Nevada for Jose Hector Ayala using the down payment provided by Jose Hector Ayala plus a loan from R.E.D. In reliance on this material misrepresentation, Jose Hector Ayala paid R.E.D. his life savings, a total of \$56,000, starting on about June 18, 2013 through to about October 7, 2013. R.E.D. neither purchased the properties for him, nor refunded his money.

Defendant JUAN ROBLES entered into an agreement with Defendant JOSE CHRISTIAN DELGADO and Defendant ORLANDO VERA to intentionally defraud Fredy Gutierrez using a material misrepresentation that R.E.D. would purchase real property located at 2301 Mariposa Avenue in Las Vegas, Nevada for Fredy Gutierrez. Relying on that

1 misrepresentation, on or about June 26, 2013, Fredy Gutierrez paid R.E.D. his life savings,  
2 totaling \$50,000.00. R.E.D. neither purchased the property for him, nor refunded his money.

3 All of which is contrary to the form, force and effect of the statutes in such cases made  
4 and provided, and against the peace and dignity of the State of Nevada. Said Plaintiff makes this  
5 declaration upon information and belief and under penalty of perjury.

6  
7 Dated this \_\_\_\_\_ day of June, 2015

8 SUBMITTED BY:  
9 ADAM PAUL LAXALT  
Attorney General

10 By: \_\_\_\_\_  
11 RAYA M. SWIFT  
12 Senior Deputy Attorney General  
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EXHIBIT 2















**EXHIBIT 3**

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**EXHIBIT 3**





