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**Research: us-trustfunds**

**FBI – Internet Crime Complaint Center –**[**https://www.ic3.gov/**](about:blank) **Federal Trade Commission –**[**https://www.ftccomplaintassistant.gov**](about:blank) **International Consumer Protection and Enforcement Network –**[**https://www.econsumer.gov/en**](about:blank#crnt)

[**Investor Alerts and Bulletins**](about:blank)

**FBI and OIEA Warn Public that Fraudsters are Targeting Owners of Timeshares in Mexico**

**Sept. 17, 2020**

The FBI Criminal Investigative Division and the Office of Investor Education and Advocacy of the Securities and Exchange Commission (“SEC”) would like to warn consumers of a recent increase in fraudulent schemes targeting owners of timeshare properties in Mexico. These scams typically involve individuals alleging to be representatives of a brokerage firm, travel agency, title company, or escrow agent making unsolicited contact with owners of timeshare properties.

If you own one of these timeshare properties, the fraudsters may promise to pay you a significant sum of money for your timeshare.  Or, they may claim you are entitled to valuable shares of stock in connection with your timeshare and offer to liquidate the shares in exchange for a commission.  These fraudsters may provide very official looking documents, including contracts and title paperwork.

In some situations, timeshare owners are told that, to obtain the promised payments, the owners must pay a tax or fee.  The fraudsters may claim that, prior to receiving the money for your timeshare or stock, you need to open an account at a specified bank and make a deposit to fund the account.  If you make the deposit, the fraudsters will likely devise additional reasons to demand money in advance of the closing, which never occurs.

Fraudsters have various methods of making their timeshare schemes appear legitimate. For example, some fraudsters design convincing websites that may mimic the websites of real U.S. companies, but that contain false information, such as incorrect names for company representatives.  In other cases, fraudsters file fraudulent documents with state or local officials and even register with their local Better Business Bureau using the false names from their fraudulent documents. In cases where the fraudsters pose as stock brokers, they may assume the identities of real registered brokers without the true brokers’ knowledge.

These fraudsters can be persistent. In cases where victims become suspicious and stop sending money to the fraudsters, the perpetrators have contacted the victims, posing as representatives of the Mexican government or a financial institution and demanded an advance fee or tax purportedly to help the victims recover their money.

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1. [https://timesharespecialists.com/timeshare-scam-database](about:blank)
2. [https://www.scampulse.com/us-trust-funds-group-reviews](about:blank) :

Private1616084249

Mar 15, 2021

**Victim Location** 48640  
**Total money lost** $54,636.43  
**Type of a scam** Travel/Vacations  
  
Was approached to see timeshare and receive money and travel club membership in Atlas Group.  
Closing was to occur within 30 days. Wire transfers were requested and sent in order for the sale to go through since the sale began in Mexico- San Jose Del Cabo.  
Now the sale has still not been completed.  
I called the resort and was advised that they had no request to transfer our membership and they only deal directly with owners.  
They said it’s most likely a scam and don’t send any more funds.