



**JAMES MONTOYA
DISTRICT ATTORNEY
34TH JUDICIAL DISTRICT
EL PASO, HUDSPETH, AND CULBERSON COUNTIES**

**MEDIA ADVISORY: FOR IMMEDIATE RELEASE
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EL PASO MAN TO SERVE PRISON TIME FOR MASSIVE REAL ESTATE FRAUD SCHEME

EL PASO, Texas (08/28/2025) – An El Paso man was sentenced to over two decades in prison after being found to have fraudulently transferred property titles and deeds into his name and deceived potential buyers, swindling dozens of victims of hundreds of thousands of dollars.

Victor Bernard Dennis, Jr., 47, pleaded guilty to four cases containing multiple counts of the following: Tampering with a Governmental Record with the Intent to Harm/Defraud; Forgery; and Theft of Property. He also pleaded “true” to a Motion to Revoke his probation on a 2019 case of Theft of Property Greater Than/Equal to \$200,000 – a 1st degree felony – on Thursday, July 24. The plea agreement was heard in the 210th District Court with Judge Alyssa Perez presiding.

Dennis admitted to fraudulently transferring El Paso-based properties that belonged to people who were either living out-of-town or out-of-state, or were deceased. Dennis would transfer the properties into his name or his companies’ ownership by forging warranty deeds, fraudulently notarizing them, and filing them with the County Clerk’s Office. Dennis admitted to placing signage on the properties indicating they were for sale, accepting money from people who were led to believe they were buying the property, and drafting fraudulent deeds to those victims. Evidence showed he began carrying out this massive real estate scheme as far back as 2014, stealing over half a million dollars and victimizing 70 residents. The schemes involved 16 houses with eight falling into foreclosure.

Dennis also admitted to exploiting U.S. military service members. He would lead service members on the verge of deployment or reassignment into believing that he would sell their El Paso homes. Instead, he pocketed the down payments and subsequent mortgage payments made by the buyers and never transferred the deeds out of the service members’ names. The homes were eventually foreclosed upon, forcing the new residents into eviction and ruining the service members’ credit.

As a part of the plea agreement, Dennis was sentenced to confinement in a Texas prison facility. While he received confinement on all four counts and the revoked probation, the sentences will be served concurrently, with the longest sentence being 21 years on the Theft of Property >=\$200,000. He also had to provide law enforcement complete details of how he was able to carry out his scheme.

“This criminal scam was incredibly harmful because there are victims on all sides of the transaction,” said District Attorney James Montoya. “The true owners of the properties – or their estates – must now retain legal services to correct the records and restore ownership status. Those service members with ruined credit now have a more difficult time qualifying for home loans or apartment housing. And those who thought they were buying a home were instead swindled out of their money and ultimately evicted.”

The District Attorney’s Office White Collar Unit continues to look for victims of Victor Dennis. The companies Dennis used to aid in his crimes are the following: KV Homes, LLC., Omega Land Trust, Southwest Land Trust, Pinnacle Land Trust, Aztec Land Trust, Sandstone Land Trust and Legion Investments. The Office is also urging property owners to check their records to ensure all documentation is



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correct. Anyone who encountered or conducted business with Dennis is asked to call the White Collar Unit at (915) 273-3542.

Assistant District Attorney Erin Delaney Matney represented the State of Texas in the prosecution of these cases.

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