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Release #25-2006  
[www.queensda.org](http://www.queensda.org)

**FOR IMMEDIATE RELEASE**  
MONDAY, JANUARY 23, 2006

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**D.A. BROWN: FLUSHING COUPLE CONVICTED OF DEFRAUDING SIX LANDLORDS —  
INCLUDING U.S. ARMY SOLDIER— OF OVER \$86,000 IN HOME RENTAL SCHEME**

*Face Up to Seven Years in Prison*

Queens District Attorney Richard A. Brown announced today that a Flushing woman and her husband have been convicted of stealing more than \$86,000 from six landlords – including a U.S. Army Reserve soldier and home owner – by failing to pay rent and utility bills over a seven-year period.

District Attorney Brown said, “The defendants have been found guilty of defrauding their landlords of tens of thousands of dollars by withholding payment for rent and utilities in a cynical scheme in which our federal bankruptcy laws were manipulated.”

District Attorney Brown identified the defendants as Nancy Jace – who allegedly uses various aliases – including Tiffany Tina Jace, Christina Jace and Nancy C. Jace – and Danny Nicholas (a/k/a Danny Jace), both 39 and formerly residing at 57-36 64<sup>th</sup> Street in Maspeth, Queens. The defendants were convicted following an eight-day bench trial before Queens Supreme Court Justice John B. Latella, Jr., who returned a verdict of guilty earlier today of Scheme to Defraud in the First Degree and four counts of Grand Larceny in the Third Degree. They face up to seven years in prison at their sentencing on February 27, 2006.

District Attorney Brown said that an investigation began in June 2004 when U.S. Army Reservist David Wang, the owner of a Fresh Meadows home in which the couple were residing, learned in news reports that defendant Nancy Jace was alleged to have been involved in a scheme to defraud elderly men. He notified the District Attorney’s Economic Crimes Bureau that the couple had failed to pay him rent for several months while he was serving overseas on active military duty. Defendant Jace subsequently pled guilty to defrauding elderly men.

The District Attorney said that, according to the trial testimony, the defendants between August 28, 1997 and June 1, 2005 defrauded six landlords out of more than \$86,000 in rentals ranging from \$1,200 to \$2,000 a month on six houses and apartments in Bayside, Flushing, Fresh Meadows, and Maspeth, Queens.

District Attorney Brown said that, in each instance, the defendants would rent a house or an apartment and pay the required rent for a short period of time before ceasing payment. Despite repeated requests from the landlord that they either pay or move out, the defendants would refuse to do either. Finally, when the landlord brought legal proceedings to evict them, the defendants would file a petition in bankruptcy court immediately before the eviction date, thereby staying any eviction proceedings for several more months or years. In all six instances, the defendants were ultimately evicted.

The investigation was conducted by Detectives Evelyn Alegre, Richard Lewis and Eddie Russell of the District Attorney’s Detective Squad under the supervision of Lieutenant Robert Burke and the overall supervision of Chief Lawrence J. Festa and Deputy Chief Albert D. Velardi with the assistance of Special Agent Adam D. Schneider of the Social Security Administration, Office of the Inspector General.

Assistant District Attorney Kristen Kane of District Attorney Brown's Economic Crimes Bureau is prosecuting the case under the supervision of Assistant District Attorney Gregory C. Pavlides, Chief, and Diane M. Peress, Deputy Chief, and the overall supervision of Executive Assistant District Attorney for Investigations Peter A. Crusco and Deputy Executive Assistant District Attorney for Investigations Linda M. Cantoni.

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