



To: All California Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: July 05, 2018
Bulletin No.: CA 2018-06
Subject: Questionable Foreclosures in Los Angeles, San Diego and Ventura Counties

Effective immediately, all issuing offices are instructed not to accept any orders or close any transactions involving the following properties, persons or entities without written approval of a WFG State, Regional or National Underwriter.

- 18856 Beechtree Lane, Porter Ranch, CA (Los Angeles County); APN 2728-029-018
- 18808 Willowtree Lane, Porter Ranch, CA (Los Angeles County); APN 2782-029-056
- 65 Stage Coach Road, Bell Canyon, CA (Ventura County); APN 850-0-091-215
- 81 Dapple Gray, Bell Canyon, CA (Ventura County); APN 850-0-141-195
- 21539 Arcos Drive, Woodland Hills, CA (Los Angeles County); APN 2171-005-016
- 3557 Paseo De Francisco, No. 202, Oceanside, CA (San Diego County); APN 165-362-26-62
- Omnia Kilani
- Norma S. Courtney
- Parviz Kamali
- Marden K. Chen a/k/a Marden Kao-Tai Chen
- Chiao Lien Chen
- Mei Yuan Chen Tsai
- Alice Yueh Yeh Lin
- Mei Lin Chen Yang
- Pin Yu Yang
- Fu Ta Enterprises Co.
- FMR Chen Family LP
- FMR Chen Management Company
- Charles Dunn Real Estate Services, Inc.

Current or prior record owners are believed to be:

- Gannat and Wagih Kilani Trust dated December 24, 1986
- Gannat Kilani
- Wagih Kilani
- Marwa Kilani
- Yaroslav A. Gofnung

There are concerns about potential issues related to trustee's/foreclosure deeds, satisfactions and assignments of mortgages or deeds of trusts.

If you have any pending transactions involving the above, or if you recently closed any transactions involving them, please contact your WFG Underwriter.

It is highly recommended that the recipient of this Bulletin refresh their knowledge of the following three bulletins:

- [West Holdings & Acquisitions, Warranted Effectuation of Substitution Transferee, Inc., NB 2017-03](#)
- [Forged Trustee's Deeds, Non-Existent Foreclosures, CA 2017-01, NV 2017-01, AZ 2017-01](#)
- [Naked Satisfactions aren't Always Satisfying](#)

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.