

## WFG Underwriting Bulletin



To: All Florida Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: March 6, 2020  
Bulletin No.: FL 2020-07  
Subject: Florida Underwriting Alert

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There is a scheme in which Deutsche Bank National Trust Company as Trustee of a particular trust (hereinafter "Deutsche Bank") legally obtains title through a mortgage foreclosure, and then bad actors - who are not affiliated with Deutsche Bank, impersonate officers of Deutsche Bank and sign invalid deeds on behalf of Deutsche Bank.

Effective immediately, all policy-issuing agents and offices of WFG are instructed not to accept any orders or close any transactions involving the parties or the properties listed below without prior written approval of WFG Underwriting.

Parties:

Wells Recovery, LLC, a Florida limited liability company  
- 10820 West Sample Road, Coral Springs, FL  
Chad Mitchell - Manager of Wells Recovery, LLC  
- 507 Binkley Court, Mesquite, TX  
MBREI Group, Inc., a Texas corporation  
Michael Barbee  
Gaylene Rogers Lonergan - Texas  
Marion James Larrea – Notary, Santa Clara County, California  
Javier Gonzales  
Mercedes Reina – Notary, Florida  
Stealth Investing LLC – a Texas limited liability company  
- 13901 Midway Road, Suite 102-374, Dallas, TX  
Clardy Richardson  
Maria Nunez  
Joe Simmons – Notary Florida  
North Ridge Financial LLC  
- 8 The Green, Ste A, Dover, Delaware 19901  
Jacob Stevenson  
Beverly J. Clayton – Notary, Florida

Property Addresses:

850 NE Bay Isle Drive, Boca Raton, FL 33487  
1201 Biarritz Dr., Miami Beach, FL 33141  
2821 SW 130<sup>th</sup> Ave., Miami, FL 33175

Legal Descriptions:

Lot 18, Less the West 54 feet and all of Lot 17, Block 3 of Boca Bay Colony, Plat Book 29, Page 112, Public Records of Palm Beach County, Florida

Lot 29, Block 11, Ocean Side Section of the Isles Normandy, Plat Book 25, Page 60, Public Records of Miami-Dade County, Florida

Lot 16, Block 3, J.G. Head's Farms, Unit A, Plat Book 46, Page 13  
Public Records of Miami-Dade County, Florida

See deeds recorded at:

[O.R. Book 31095 Page 1978 Public Records of Palm Beach County, FL](#)

[O.R. Book 31828 Page 2023 Public Records of Miami-Dade County, FL](#)

[O.R. Book 31801 Page 1808 Public Records of Miami-Dade County, FL](#)

If you are contacted in connection with one of these parties or any of these properties, please contact WFG underwriting immediately for instructions.

**This scheme can be perpetrated on any lender who has legitimately obtained title in a foreclosure case. As with any grantor, you need to use extreme diligence to ascertain that the person(s) signing on behalf of the REO Lender has authority to execute conveyances on behalf of the Lender.**

NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

**The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.**