

WFG Informational Bulletin

To: All Illinois Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: August 8, 2017
Bulletin No: IL 2017-06
Subject: IMPORTANT ALERT – H&A LLC, et al

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To all of our Illinois agents,

Effective immediately, all issuing offices are instructed not to accept any orders or close any transactions involving the following entities, persons or properties without the written approval of a WFG National Title Insurance Company underwriter:

West H&A LLC, a Delaware Limited Liability Company also registered in California

Patrick Soria

Michael C. Jackson

M. Charles Jackson

C. Anthony S.

Warranted Effectuation of Substitution Transferee Inc.

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W.E.S.T. Inc

Ryan Alexander Urquizu

McPhee Investment Group

Happy Escrow, located in Westminster, CA

Quan H. Trinh

Peter Tran

Notary Names

The following notaries' names appear on suspicious documents:

Christian Anthony Soria (Notary) / Commission 2194099

Brigitte Knerr (Notary) / Commission 2154579

Christiana Gifford (Notary) / Commission 2154567

Kimberly L. Yamada-Tung (Notary) / Commission 2120690

JenniferJoy (Notary) / Commission 2154578

Lisa Pillsbury Lord (Notary) / Commission 2071089

Properties

Attached as Exhibit "A" are the affected properties. Although most properties are located on the west coast, there was one property in Illinois and this raises concerns that these parties may be starting to shift their focus on properties located in the Midwest.

[Exhibit A: Properties](#)

If you have any pending transactions involving any of the above, if you recently closed any transactions involving them, or if you have any questions related to this or other bulletins, please contact your Illinois underwriting counsel Stanley J. Czaja at (773) 706-3779 or via email at SCzaja@wfgnationaltitle.com

As a reminder, all issuing offices must search the names of the parties to the transaction, including the seller, buyer/borrower, payoff lender and new lender.

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.