

## WFG Underwriting Bulletin



To: All Louisiana Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: February 3, 2020  
Bulletin No.: LA 2020-02  
Subject: Alert - Suspicious Transactions in New Orleans

---

WFG has been alerted to potentially suspicious transactions. Effective immediately, all agents are instructed not to close any transaction involving the following properties without written underwriting approval:

2651 Verbena Street, New Orleans, LA 70122 (Square 33, Lot 36, 3<sup>rd</sup> District)  
2067 Lafreniere Street, New Orleans, LA 70122 (Square 2329, Lot A, 3<sup>rd</sup> District)  
2105 St. Anthony Street, New Orleans, LA 70119 (Square 1055, Lot 1, 3<sup>rd</sup> District)

The most recent transactions for each of the above properties were nearly identical:

1. Quitclaim deeds executed on the same date in March 2015, but not recorded until August and September 2019.
2. Different sellers, but the same witnesses and the same buyer: Sci Martin
3. Zero consideration
4. Same atypical form not likely prepared by a Louisiana attorney or notary and including a Jurat
5. Contained the stamp of the same notary, but his name was not typed or printed nor was his signature decipherable.
6. Contained a 'True Copy' stamp from a deputy clerk at Civil District Court as if it was filed in the civil records
7. Filed in the Land Records by Ashlar Investments of 2101 St. Anthony Street.

Please contact underwriting counsel if you are asked to insure one of these properties or one with similar facts as we suspect that there are more out there. Continue to be vigilant about suspicious transactions. Red flags include unusual or incorrect forms or provisions like jurats, long delays between execution and recording, quitclaim deeds without any consideration and filings made by persons or entities other than a title company or party to the transaction. Also be alert to small succession affidavits with missing heirs or links. If something doesn't seem right, stop and ask questions.

**NOTE: This Bulletin is for the sole purpose of establishing underwriting positions and policies reflecting WFG National Title Insurance Company's best business judgment. 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.**