

# WFG Underwriting Bulletin



To: All WFG Policy Issuing Agents; All WFG Title Examiners, Escrow Officers

From: WFG Underwriting Department

Date: May 24, 2024

Bulletin No.: NB 2024-07

Subject: DSV SPV Series LLC, Statebridge Company LLC, et. al. Transactions

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Please contact your WFG Underwriter for requirements and approval of any transaction(s) involving

1. DSV SPV \_\_\_ LLC and derivatives within that Series LLC
2. Statebridge Company LLC
3. Michael Beys
4. FTE Networks, Inc.
5. US Home Rentals, LLC
6. DLP Lending Fund, LLC
7. DSAAgent LLC
8. Alexander Szkaradek
9. Antoni Szkaradek
10. DLP Lending Fund LLC

These parties are in litigation which involves the appointment of a receiver by a Pennsylvania state court relative to real estate located both within Pennsylvania and the following states:

Alabama	Michigan
Arizona	Minnesota
Arkansas	Missouri
California	New Hampshire
Colorado	New Jersey
Delaware	New Mexico
Florida	New York
Georgia	North Carolina
Illinois	Ohio
Indiana	South Carolina
Iowa	Tennessee
Kansas	Texas
Kentucky	Vermont

**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.**

Louisiana  
Maine  
Maryland  
Massachusetts

Virginia  
West Virginia  
Wisconsin

As a general rule, a proceeding involving a receivership brought in a particular state lacks jurisdiction over real estate located in another state unless an ancillary action is filed in the same state as the real estate or a petition is filed in Federal District Court to “Federalize” the state court orders.

Additionally, the transactions may propose to use a power of attorney that is vague as to the authority of the attorney in fact.

**Because of these complex issues, these transactions constitute an ultra-hazardous risk.**

***If you have received prior approval for one of these transactions in the past which has not yet closed, please contact Underwriting for additional approvals. Many of these approvals involved approvals for the use of the referenced power of attorney only and the issues caused by the Pennsylvania Receivership were not approved.***

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