

# WFG Underwriting Bulletin



To: All Pennsylvania Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: November 7, 2023  
Bulletin No.: PA 2023-15  
Subject: Fraud Prevention

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Recently, the Pennsylvania Land Title Association (“PLTA”) shared an article regarding a wave of scams happening in Adams County, and a handout from ALTA with its membership:

## **PLTA Title Issues & Records Committee - News You Can Use**

### **Criminals’ Land Scam Tactics Including an Increase of Seller Impersonation Fraud**

While we always have to be on the lookout for cybercrime attempts, fraudsters continue to target real estate transactions in seller impersonation schemes as well. Most recently, fraudsters are impersonating property owners to illegally sell both commercial and residential property, especially vacant lots and/or unencumbered properties. In an effort to keep our members abreast of the latest trends, we are sharing an article from the Pennsylvania Association of Realtors® an article regarding a recent wave of scams happening in Adams County:

#### [Land Scams Increase as Criminals Pose as Owners](#)

By Kim Shindle | Sept. 28, 2023

Additionally, [ALTA has published an article on seller impersonation fraud](#) and created a handout that highlights red flags and provides precautions to take to help prevent these scam.”

Earlier this year, WFG published a Bulletin on Fraud Prevention, outlining some recent fraudulent scenarios, and proving links to other WFG Bulletins on specific topics, such as forgery, assignment fraud, and wire scams: [NB 2023-01 – Fraud Prevention](#). And another recent Bulletin on Sovereign Citizen Letter of Credit Schemes: [NB 2023-09](#). WFG also has Pennsylvania Bulletins related to fraud detection and red flags, such as [PA 2022-05 – A Lien for Inheritance Taxes Revealed a Suspicious Deed](#).

We are sharing these items again along with the PLTA’s notice to raise awareness and assist our agents in better spotting potential fraudulent transactions.

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

Additional Resources:

[How to Spot a Fake Check](#)

[Vacant, Unencumbered Property Fraud: Seller Checklist](#)

WFG National Bulletins can be found at <https://wfgunderwriting.com/national/bulletins> and Pennsylvania Bulletins can be found at <https://wfgunderwriting.com/pennsylvania/bulletins>.

Also, consider joining the PLTA to receive news and member benefits: [Join PLTA](#)

As always, you can contact the WFG PA/NJ underwriting team with any questions or concerns.

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