

WFG Underwriting Bulletin



To: All Texas Policy Issuing Agents of WFG National Title Insurance Company

From: WFG Underwriting Department

Date: December 19, 2024

Bulletin No.: TX 2024-38

Subject: ALERT: Nicole Espinosa; Stephanie Smith a/k/a Stephanie Parks; Selena Baltazar-Hill; and Short Sale Queen, L.L.C.

Effective immediately, all Texas policy issuing agents and direct offices of WFG are instructed not to accept any orders or close any transactions involving the person(s) or property listed below without prior written approval of WFG Underwriting.

Persons(s):

Nicole Espinosa

Stephanie Smith a/k/a Stephanie Parks

Selena Baltazar-Hill

Short Sale Queen, L.L.C.

If you are contacted in connection with a transaction involving the above persons(s) or address, please contact WFG Texas Underwriting Counsel at SWLegal@wfgtitle.com immediately for instructions.

NOTE: This Bulletin should not be interpreted as reflecting negatively upon the character of an individual or entity mentioned herein and 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.