



TEXAS UNDERWRITING BULLETIN

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

FROM: Texas Underwriting Counsel

DATE: January 26, 2016

BULLETIN NO.: TX2016-55

SUBJECT: Purchases from Tax Entity Trustees

We have previously advised that WFG does not insure purchasers at foreclosure sales (Bulletin No. 04). This rule also applies to purchasers at tax sales (Bulletin No. 17).

The purpose of this Bulletin is to address the situation where property at a tax sale is not purchased by a third party but is instead struck off to one of the plaintiff tax entities, usually acting as trustee for other taxing entities. At some later time the trustee sells the property to a third party.

WFG considers the subsequent sale by the trustee for the taxing entities to a third party to be a “foreclosure sale” such that we will not insure the buyer at that point. We will not insure until there is a subsequent sale by that buyer in an arm’s length transaction for valuable consideration and with a general warranty deed.

This Bulletin applies only when the situation described occurs following an ad valorem tax sale.

All other Texas underwriting memos and affidavits may be accessed at the Texas section of our Underwriting Library.

<http://wfgunderwriting.com/texas/>

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.