



IDENTITY THEFT FRAUD ALERT

ALERT ADVISORY – January 25, 2007

Prior Alert

This alert coincides with a prior alert published June 26, 2006 concerning two (2) parcels of real estate owned by **LOUIS LOPRINZO**. In the prior alert, **LOPRINZO's** identity was stolen and an attempt was made to mortgage his two parcels of real estate for a \$750,000 loan. The imposter made application to a hard equity lender, encumbering both parcels. Application was made by telephone. The imposter provided wire instructions for the closing proceeds to be wired to a bank in Slovakia (Eastern Europe). Neither the mortgage broker nor anyone from the title agent's office had met this individual, face to face.

The method for this scheme is as follows:

A property is identified through a public records search. The property is determined to be owned free and clear. The true owner's identity is assumed. The imposter contacts a mortgage broker to obtain a loan which he wants closed as soon as possible. He claims to be traveling overseas or in remote parts of the U.S. and is unable to appear in person to apply for or close the loan. He communicates by telephone and email. He requires the closing package to be imaged and emailed. The closing package is returned, by a common courier service, notarized with one of several out of state notaries. He then requires the funds to be wired to a bank of his choosing in Eastern Europe. Multiple attempts have been made on a single property to maximize their efforts on each property.

Current Alert

Information has been received indicating another similar attempt is being made utilizing eight (8) separate lots, all owned free and clear of encumbrances, and all owned by the same individual, **JOHN J. CURRAN**. The imposter is attempting to obtain funds ranging from \$200,000 to \$250,000 per lot for a total of \$1,600,000 to \$2,000,000. ***Please be advised that investigation***

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has confirmed that JOHN J. CURRAN is not selling or refinancing these properties and has not authorized anyone to obtain financing on his behalf.

The CURRAN properties currently targeted by this imposter are listed by Miami-Dade County, Florida folio numbers as follows: We did not include the legal descriptions for these properties as they are lengthy metes and bounds descriptions.

- 1) 3031100470010
- 2) 3031100470020
- 3) 3031090000590
- 4) 3031090000591
- 5) 3031110240010
- 6) 3031110240020
- 7) 3031100470040
- 8) 3031100470070

The first parcel listed above is for the address **2000 NW 79th Street, Miami, Florida.** This individual is using the telephone number 786-271-6046.

The names and states of notary stamps used to date are as follows:

- 1) Mayra Molva, Florida
- 2) Oleg Vinek, New York
- 3) Carolyn Kamle-Finnerty, California
- 4) Homer R. Simpson, Texas

This scheme has been attempted over 15 times since March 2006. It has been successful several times with losses in the mid seven figure range.

Given their history for making multiple attempts within a very short period of time, it is possible they will seek out another lender and title agent through whom to close. IDS suggests the title insurance underwriters receiving this alert bring it to the attention of their agents as soon as possible.

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