



FRAUD ALERT

ALERT ADVISORY – June 26, 2006

Information Data Services, Inc. directs your attention to the following two parcels of property on which true owner is the victim of Identity Theft. An attempt has been made to obtain a refinance loan of \$750,000 using these parcels as collateral. The parcels are further identified as follows:

Parcel “A” of HILLSBORO PINES, described as follows:

That portion of the West 56.68 feet of the Tract 50, and the East 110.32 feet of the Tract 51, Block 82, of the PALM BEACH FARMS PLAT 3, according to the plat thereof recorded in Plat Book 2, page 53, Public Records of Palm Beach County, Florida, lying South of HILLSBORO PINES, SECTION “C” according plat thereof recorded in Plat Book 47, page 2 Public Records of Broward County, Florida, said lands situate, lying and being in Broward, County, Florida.

Parcel “B” of HILLSBORO PINES, described as follows:

That portion of Tract 51, Block 82, of PALM BEACH FARMS PLAT NUMBER 3, according to the plat thereof recorded in the Plat Book 2, page 53, Public Records of Palm Beach County, Florida, lying South of HILLSBORO PINES, SECTION “C”, according to the plate thereof recorded in Plat Book 47, page 2, Public Records of Broward County, Florida, LESS the East 110.32 feet thereof and LESS the West 52.68 feet thereof, said lands situate, lying and being in Broward County, Florida.

Assessor’s Property Tax/Account Number **4742-31-01-0052**

On May 24, 2006 a Quit Claim Deed was recorded in OR Book 42086, Page 388, Broward County, Florida conveying these two parcels from LOUIS LOPRINZO and ARDATH LOPRINZO to LOUIS LOPRINZO. This deed was executed on May 22, 2006. These signatures of the LOPRINZO’S were notarized by MAYRA MOVLA, a Florida Notary.

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Subsequent to recording this deed, an individual representing himself to be **LOUIS LOPRINZO** made application to a hard equity lender for a loan of \$750,000 encumbering both parcels. Application was made by telephone. The imposter provided wire instructions for the closing proceeds to be wired to a bank in the Czech Republic. Neither the mortgage broker or anyone from the title agent's office have met this individual, face to face.

Upon further review it was determined that ARDATH LOPRINZO has been deceased since 1990. An interview of the true LOUIS LOPRINZO confirmed he is an 80 year old widower and he is attempting to sell the two subject properties. **HE IS NOT TRYING TO BORROW MONEY USING THESE PROPERTIES AS COLLATERAL.** He further confirmed the aforementioned Quit Claim Deed is a forgery.

With the assistance of the title agent and title insurance underwriter, a sting scenario was attempted. However, when contacted to appear for the closing on Wednesday June 21, 2006, the imposter claimed to be traveling and wanted the title agent to mail him the documents. The imposter directed the title agent to "his" attorney, a practicing Florida attorney, who demanded to review the lender's closing instructions requiring his client to appear in person to close the loan. The imposter and attorney were advised there would be no closing unless the imposter appeared in person at the title agent's office. The closing canceled.

It is possible this imposter will seek out another lender and title agent through whom to close. IDS suggests the title insurance underwriters receiving this alert bring this alert to the attention of their agents.

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