

## **Claims Avoidance**

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### **I. Recent Claim Trends**

#### A. Wire Fraud

1. Two stories: One Happy, One Sad

#### B. Property with Absentee Owners

1. Foreign Sellers

2. Stolen Entities

#### C. Access and Affirmative Insurance of Easements

1. Claim involving an abandoned easement

### **II. Historical Sources of Claims**

#### A. Duty to Defend

1. Fraudulent Transfers

B. Power of Attorney

C. Probate and Trust Property

1. Where to disburse funds?

D. Distressed Properties

1. Foreclosure Rescue Scams

2. New “scheme” involving IRS Form 1099-A

E. Payoffs outside of Escrow

F. Tenancy and Vesting

G. Escrowing Funds

1. Post-Closing Repairs

2. Lis Pendens and Divorce Cases