

Seller Impersonation Fraud Complaint

Pursuant to Title 35, Chapter 21, Ala. Code 1975

Select one of the following:

- ☐ : The property has been transferred to another person and the transfer is complete;
☐ : The property transfer is still pending; or
☐ : A property transfer was attempted but was not completed, and the property is now secure.

Property Owner Information.

Full Legal Name of Property Owner(s): _____

Attorney(s) for Owners(s), if applicable: _____

Mailing Address of Owners(s) or Attorney(s) for Owners(s): _____

Email Address(es) of Owners(s) or Attorney(s) for Owners(s): _____

Telephone number(s): _____

Buyer Information, if applicable.

Full Legal Name of Buyer(s): _____

Mailing Address of Buyer(s): _____

Telephone number(s): _____

Who is filing this action (check one):

- ☐ Owner filing on behalf of him or herself
☐ As a personal representative of the estate of _____
☐ As a guardian for _____

Historical Information About Property.

Date Owner acquired or purchased the property: _____

Physical address of property (include county): _____

Is there a mortgage on the property (if yes, list bank or mortgage company information): _____

How was the title acquired by the Owner (e.g., deed, inheritance, etc.), where recorded (Book/Page or Instrument No.), and parcel number:

Information About the Seller Impersonation Fraud

Name(s) of suspect, if known:

Name(s) of realtor(s), settling agent(s), and notary involved in the sale (include addresses and company names):

Title insurance company name and address: _____

Date of sale: _____ Date recorded: _____

Recording Book/Page or Instrument No.: _____

Recording county and probate office: _____

Basis for alleging fraud (check all that apply):

- ☐ The person who signed as seller/grantor was not the true owner of the property.
- ☐ Property owner never signed, authorized, or received consideration for the conveyance.
- ☐ The signature on the instrument was forged.
- ☐ The notarization on the instrument was false or improperly obtained.
- ☐ Other (describe below).

Detailed explanation of the seller impersonation fraud (attach additional pages if needed):

Property Subject to this Petition

List every parcel affected by this Petition. Attach additional sheets if more space is needed.

Legal Description of Parcel(s)	Tax Parcel / Parcel ID Number(s)	Street Address(es)(if available)

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Please provide any other information that may assist the Commission in its investigation below. You may attach supporting documents.

Signature(s)	
Signature(s) of Property Owner(s) or Attorney(s) for Property Owner(s)	Date

Notice to Interested Parties.

The Petition set out above is important, and you must take immediate action to protect your rights. This matter may be set for a hearing before the Commission within 30 days from the date you were served with a copy of this Petition.

Submit

MAILING ADDRESS:

Alabama Securities Commission
P.O. Box 304700
Montgomery, AL 36130-4700

EMAIL:

ASC@asc.alabama.gov