

Gregory S. Gefen Report:

Prepared by Investigative Blogger Crystal L. Cox

Real Estate Forensics Report

Real Estate Consultant

Online Research Investigations Analysis

All Regency Title Company

dba

US Title of Florida

3010 North Military Trail

Suite 210

Boca Raton, FL33431

the All Regency Title Company dba US Title of Florida does not seem to be on the list of Florida Title Companies in which provide Old Republic National Title Insurance

<http://www.oldrepublictitle.com/newnational/offices/florida.asp>

[Gregory Scott Gefen](#)

GREGORY S. GEFEN is the owner of the Title Company and Appears to be the Closing Agent.

Florida Profit Corporation

ALL REGENCY TITLE COMPANY

Filing Information

Document Number

P98000075823

FEI/EIN Number

650869280

Date Filed

08/31/1998

State

FL

Status

ACTIVE

Principal Address

3010 N MILITARY TRAIL

210

BOCA RATON, FL 33431

Changed: 04/30/2009
Mailing Address
3010 N MILITARY TRAIL
210
BOCA RATON, FL 33431

Changed: 04/30/2009
Registered Agent Name & Address
GEFEN, GREGORY S
3010 N MILITARY TRAIL
210
BOCA RATON, FL 33431

Address Changed: 04/30/2009
Officer/Director Detail
Name & Address

Title D

GEFEN, GREGORY S
3010 N MILITARY TRAIL #210
BOCA RATON, FL 33431

<http://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail/EntityName/domp-p98000075823-c7375622-10ee-48bc-ba7f-86c7fd8e7728/All%20Regency%20Title%20Company/Page1>

Signature Title Group, seems to be how they answer the phone and the address shows a Signature Title Group. I believe there to be more than one title company dba operating from this same location with Gregory Gefen as the Title Agent, Closing Agent, Probate and Trust Attorney, Real Estate attorney and business owner.

"Available Throughout the State of Florida

Corporate Headquarters
3010 N. Military Trail #210
Boca Raton, FL 33431
phone 561-988-0088 (ext.203)"
<http://www.signaturesignaturetitlegroup.com/locations.html>

Gregory Gefen offers Real Estate Attorney services, and therefore should have had a higher degree of fiduciary duty to the estate, the trust he was representing. Also he claims to an expert on Probate and Trust Law. The Question then becomes did Greg Gefen use this knowledge to knowingly defraud the Shirley Bernstein Trust.

"Gregory S Gefen is a real estate attorney with principal offices in Boca Raton, Florida. He has been admitted to the Florida Bar since 1991 and is a member of the Real Property, Probate and Trust Section of the Florida Bar. "

<http://www.signaturetitlegroup.com/5reasons.htm>

Expert in real estate law should have known that a court appointed personal representative was needed in a property that was not a primary, or homestead property.

The dba "US Title of Florida" does not seem to exist in the Florida Secretary of State database.

Here is the SOS Information regarding Signature Title

Florida Limited Liability CompanySIGNATURE TITLE GROUP, LLC

Filing Information

Document NumberL09000084035**FEI/EIN Number**270833195**Date Filed**08/31/2009**State**FL**Status**ACTIVE**Effective Date**09/01/2009

Principal Address

3010 N MILITARY TRAIL
SUITE 210
BOCA RATON, FL 33431

Mailing Address

3010 N MILITARY TRAIL
SUITE 210
BOCA RATON, FL 33431

Registered Agent Name & AddressGREGORY, GEFEN

3010 N MILITARY TRAIL
SUITE 210
BOCA RATON, FL 33431

Manager/Member DetailName & Address

Title MGRM

GREGORY S. GEFEN, PA

3010 N. MILITARY TRAIL, SUITE 210
BOCA RATON, FL 33431

GREGORY S. GEFEN, PA also seems to be the registered agent for GOLDHAUS PROPERTIES, INC.

Company Contact: David Goldfeld

Address:

21231 Falls Ridge Way
Boca Raton, fl 33428

Phone Number:

(561) 883-6960

<http://www.fastreviewsonline.com/nonresidential-building-operators/goldhaus-properties-inc/in/boca-raton/florida/review#sthash.HhOqU9QA.dpuf>

GOLDHAUS PROPERTIES, INC. SOS Details

Florida Profit Corporation

GOLDHAUS PROPERTIES, INC.

Filing Information

Document Number

P03000044610

FEI/EIN Number

NONE

Date Filed

04/21/2003

State

FL

Status

INACTIVE

Effective Date

04/21/2003

Last Event

ADMIN DISSOLUTION FOR ANNUAL REPORT

Event Date Filed

10/01/2004

Event Effective Date

NONE

Principal Address

21231 FALLS RIDGE WAY

BOCARATON, FL 33428

Mailing Address

21231 FALLS RIDGE WAY

BOCARATON, FL 33428

Registered Agent Name & Address

GREGORY S. GEFEN, PA

2255 GLADES RD.

SUITE 236W

BOCARATON, FL 33431

Officer/Director Detail

Name & Address

Title PRES

GOLDFELD, DAVID

21231 FALLS RIDGE WAY

BOCARATON, FL 33428

Title VP

GOLDFELD, DAWN

21231 FALLS RIDGE WAY

BOCARATON, FL 33428

Title VP

**HAUSER, STEPHEN
3469 PINE HAVEN CIRCLE
BOCARATON, FL 33431**

Title VP

**HAUSER, DENISE
3469 PINE HAVEN CIRCLE
BOCARATON, FL 33431**

<http://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail/OfficerRegisteredAgentName/domp-p03000044610-554fa339-6c08-4ef4-abf8-87ffa28c8268/Gregory%20S%20Gefen/Page1>

Other Florida DBA's for Greg Gefen

Gefen, Gerald S.	COMMUNITY OPTICIAN ASSOCIATES, INC.	J16197
Gefen, S, Gregory	GEFEN & D'AMBROSIO LLC	L05000010867
Gefen, S, Gregory	DISTINCTIVE FLORIDA ESTATES, INC.	P13000042144
Gefen, S, Gregory	GREGORY S. GEFEN, P.A.	P95000080742
Gefen, S, Gregory	GREGORY S. GEFEN, P.A.	P95000080742
Gefen, S, Gregory	ERICKSON FAMILY HEALTH & WELLNESS CHIROPRACTIC CENTER, P.A.	P98000075776
Gefen, S, Gregory	ALL REGENCY TITLE COMPANY	P98000075823
Gefen, S, Gregory	ALL REGENCY TITLE COMPANY	P98000075823
Gefen, S, Gregory	BULLITT SECURITY, INC.	P98000079488
Gefen, S, Gregory	ESSIE AND HOWARD SUPPO, P.A.	P99000038197
Gefen, Spa, Gregory	GEFEN & D'AMBROSIO LLC	

<http://search.sunbiz.org/Inquiry/CorporationSearch/SearchResults/OfficerRegisteredAgentName/Gefen/Page2>

Gregory Gefen seems to have alot of dba's, not sure the purpose but suspect to make it confusing to consumers. I don't see a DBA for US Title of Florida.

Gefen Law Group Bio

http://www.gefenlaw.com/gregory_gefen.php

Probate Specialist

http://www.gefenlaw.com/estate_probate.php

Medical Malpractice

http://www.gefenlaw.com/flcontent/med_malpract.php

A bit more regarding the personal representative

Florida Probate Law

"WHAT IS A PERSONAL REPRESENTATIVE, AND WHAT DOES THE PERSONAL REPRESENTATIVE DO?"

The personal representative is the person, bank, or trust company appointed by the judge to be in charge of the administration of the decedent's probate estate. In Florida, the term "personal representative" is used instead of such terms as "executor, executrix, administrator and administratrix."

The personal representative has a legal duty to administer the probate estate pursuant to Florida law. The personal representative must:

Identify, gather, value, and safeguard the decedent's probate assets.

Publish a "Notice to Creditors" in a local newspaper in order to give notice to potential claimants to file claims in the manner required by law.

Serve a "Notice of Administration" to provide information about the probate estate administration and notice of the procedures required to be followed by those having any objection to the administration of the decedent's probate estate.

Conduct a diligent search to locate "known or reasonably ascertainable" creditors, and notify

these creditors of the time by which their claims must be filed.

Object to improper claims, and defend suits brought on such claims.

Pay valid claims.

File tax returns and pay any taxes properly due.

Employ professionals to assist in the administration of the probate estate; for example, attorneys, certified public accountants, appraisers and investment advisors.

Pay expenses of administering the probate estate.

Pay statutory amounts to the decedent's surviving spouse or family.

Distribute probate assets to beneficiaries.

Close the probate estate.

If the personal representative mismanages the decedent's probate estate, the personal representative may be liable to the beneficiaries for any harm they may suffer.

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10. WHO CAN BE A PERSONAL REPRESENTATIVE?

The personal representative can be an individual, or a bank or trust company, subject to certain restrictions.

To qualify to serve as a personal representative, an individual must be either a Florida resident or, regardless of residence, a spouse, sibling, parent, child, or other close relative of the decedent. An individual who is not a legal resident of Florida, and who is not closely related to the decedent, cannot serve as a personal representative.

A trust company incorporated under the laws of Florida, or a bank or savings and loan authorized and qualified to exercise fiduciary powers in Florida, can serve as the personal representative.

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11. WHO WILL THE COURT APPOINT TO SERVE AS PERSONAL REPRESENTATIVE?

If the decedent had a valid will, the judge will appoint the person or institution named by the decedent in his or her will to serve as personal representative, as long as the named person or bank or trust company is legally qualified to serve.

If the decedent did not have a valid will, the surviving spouse has the first right to be appointed by the judge to serve as personal representative. If the decedent was not married at his or her death, or if the decedent's surviving spouse declines to serve, the person or institution selected by a majority in interest of the decedent's heirs will have the second right to be appointed as personal representative. If the heirs cannot agree among themselves, the judge will appoint a personal representative after a hearing is held for that purpose.

12. WHY DOES THE PERSONAL REPRESENTATIVE NEED AN ATTORNEY?

A personal representative should always engage a qualified attorney to assist in the administration of the decedent's probate estate. Many legal issues arise, even in the simplest probate estate administration, and most of these issues will be novel and unfamiliar to non-attorneys.

The attorney for the personal representative advises the personal representative on their rights and duties under the law, and represents the personal representative in probate estate proceedings. The attorney for the personal representative is not the attorney for any of the beneficiaries of the decedent's probate estate.

A provision in a will mandating that a particular attorney or firm be employed as attorney for the personal representative is not binding. Instead, the personal representative may choose to engage any attorney.

Source and Full Document

<http://www.floridabar.org/tfb/tfbconsum.nsf/48e76203493b82ad852567090070c9b9/92f75229484644c985256b2f006c5a7a?OpenDocument>