



WARNING NOTICE

ALBERTO VILLANUEVA - BELIZE TITLE & CLOSING LLC

The Financial Services Commission of Belize (“FSC”) issues warnings about dealing with named persons, whether these are individuals or companies, to alert the public and the financial services sector that, where such person offers financial services as defined in the Schedule of the Financial Services Commission Act, Act No. 8 of 2023 (the “FSC Act”), they may be operating in breach of the FSC Act and other Laws of Belize.

The entity/individual listed below is not licensed under the FSC Act to provide, carry on, transact, or hold itself out as providing, carrying on, or transacting any of the financial services set out in the Schedule of the FSC Act. Members of the public who transact business with this entity do so at their own risk.

Name of Individual/Entity	Address	Other Information
ALBERTO VILLANUEVA - BELIZE TITLE & CLOSING LLC	5 Alamina Drive, Caye Caulker, Belize	Website: https://belizetitleclosing.com Email: info@belizetitleclosing.com

The promoter Alberto Villanueva “**BELIZE TITLE & CLOSING LLC**” is therefore directed to cease and desist from engaging in the said unlicensed activities, which constitute an offence under the Laws of Belize.

The public is invited to contact the Financial Services Commission with any other available information.

All persons concerned are warned to take note and exercise extreme caution.

Financial Services Commission of Belize

21st February 2024

