



PENNSYLVANIA
LAND TITLE
ASSOCIATION

Your Source for Title News in PA!

PLTA eNews

April 2016

Common Ground

Welcome New Members!

Erin McAnally
RamQuest, Inc.
Company Affiliate

Kathy Mulberry
Multi-State Title Agency
LLC
Title Agency: 0-2
Employees

James Paolino
Lodestar Software
Solutions
Company Affiliate

David Peluso
Heritage Security &
Service Co.
Title Agency: 3-10
Employees



PLTA Lobby Day - Last Chance to Register!

Join the Pennsylvania Land Title Association (PLTA) and Association of Title Examiners (ATE) in Harrisburg on April 5, 2016 for a Day on the Hill. Throughout the day the Crisci Associates office will be available for rest and refreshments. In addition, PLTA and Crisci Associates staff will ensure that you receive the assistance you need during the course of the day. You can schedule your legislative visits with your local legislators (focus on the legislators that represent your home address and work address) or PLTA's Legislative Counsel, Tony Crisci, of Crisci Associates will assist with contacting the legislators. Please contact L&J Chair [Keith Weller](#) or [Robin Kelsh](#) at the PLTA Offices regarding your interest in participation. [Click to download the information.](#)

News You Can Use

[HELOCs: Immigration, Labor, Lot Availability, Trends Impacting Builders](#)

Mortgage News Daily | March 28, 2016

[U.S. home prices up in January, but shy of expectations](#)

Reuters | March 29, 2016

[CFPB Posts Latest TRID Webinar](#)

CFPB Monitor | March 25, 2016

Upcoming Seminars

[RESPA Compliance and Ethics in Title Insurance](#)

April 19, 2016 - AM
Session

PLTI Education Center
King of Prussia, PA

[Title Search and Examination](#)

April 19, 2016 - PM
Session

PLTI Education Center
King of Prussia, PA

[Old Republic Title Spring Seminar](#)

April 7, 2016

Marriott in Cranberry
Cranberry Township, PA

[First American Seminars](#)

April 8, 2016

Sheraton Harrisburg
Hershey Hotel
Harrisburg, PA

[First American Seminars](#)

April 11, 2016

Crowne Plaza
King of Prussia, PA

[First American Seminars](#)

Title Issues & Records Committee: Our committee is receiving more and more complaints about discrepancies among prothonotary indexing practices in various counties. We are working on some guidelines to provide to counties with information on search procedures and the importance of indexing consistency to the title industry and general public. Please feel free to contact Chairperson Lisa McEntee at lmcentee@firstam.com or PLTA Executive Director Robin Kelsh at rkelsh@plta.org if you would like to be involved with this undertaking, or if you have any questions or concerns relating to Pennsylvania title and public records matters.

Professional Designations Committee: Congratulations to Chuck Nowicki, CLTP, NTP, for earning the National Title Professional Designation (NTP) from the American Land Title Association (ALTA)! Chuck is the 7th NTP designee for Pennsylvania.

Nominating Committee Update: The Nominating Committee has formulated a slate of nominations for the 2016-2017 term which will be presented at the April 13, 2016 Executive Committee meeting.

ALTA - Homebuyer Outreach Program: Registration is still open for ALTA's [Homebuyer Outreach Workshop](#) on Tuesday, April 12, 2016 at the Hilton East Brunswick Hotel in East Brunswick, NJ. ALTA and the New Jersey, New York State and Pennsylvania Land Title Associations will co-host the workshop. Anyone who works on marketing, sales, education, training and communications for their company should attend this event.

Communications Committee: The Communications Committee was pleased to welcome Joe McLaughlin, National Commercial Agent Representative with Commonwealth Land Title Insurance Company to our group. Joe has

April 18, 2016
Double Tree by Hilton
Hotel Pittsburgh-
Cranberry
Mars, PA

**Old Republic Title
National Agent
Seminar**

April 21, 2016
Pittsburgh Marriott
Airport
Coraopolis, PA

Upcoming Events

PLTA PA Lobby Day

April 5, 2016
Harrisburg, PA

**ALTA - Homebuyer
Outreach Program**

April 12, 2016
East Brunswick, NJ

**PLTA South Central
Chapter Breakfast and
Learn**

April 14, 2016
Harrisburg, PA

**PLTA 95th Annual
Convention**

June 5-7, 2016
Sagamore Resort
Bolton Landing, NY

Thanks to our WIZARDING
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offered his extensive industry related professional group and technology experience that will be a great resource for us all. Our Linda Martin, with Signature Information Solutions, has been Tweeting all over the Twitter-sphere, following and updating our underwriters, industry partners and individual agencies with rapidly developing news about PLTA activities. Please connect with her and others in the Title and Real Estate flock out there (tag on your realtor and lender clients who have accounts), and also check out the PLTA pages on Facebook and LinkedIn with the links easily found on our home page. The Committee is drafting an Advertising Policy to be presented to the Executive Committee in April that will hopefully allow us to drive some revenue and traffic to the PLTA/PLTI site. As always, any ideas for communication opportunities are welcome by our Committee members.

Digging in the Dirt:

Partnerships, Property, and Parents ~ Oh My!

This title search revealed property that was owned by a Husband and Wife, and their Family Limited Partnership. The County records also showed that the wife was recently deceased. Seller's counsel provided a copy of the Family Limited Partnership Agreement that stated the General Partner to be the Husband and Wife, and the Limited Partners were...the Husband and Wife. The agreement went on to say that a deceased limited partner's share is to be transferred to their children but not to the other spouse. The four children of Husband and Wife were scattered around the country, with one Son and one Daughter being the closest in proximity and relationship to their surviving Father. They wanted to convey their inherited limited partnership interests and authority to their Father to handle all matters affecting the Partnership and its real estate. The other two children renounced their right to participate in their Mother's estate and the Family Limited Partnership. So, what will we need to connect the title-dots and properly convey good title to the new buyer? A copy of the Wife's death certificate, certainly, and, we also requested an Amendment to the Family Limited Partnership Agreement that recited the General and Limited Partners, date of death of the Wife, provision in the original Agreement for transfer of the deceased person's limited partnership interest to the children, confirmed the two children as being of legal age and the now majority of the limited partners, their intent to transfer their interest, appointing and electing their Father as the sole General Partner with authority to manage, administer, convey, transfer, sell, mortgage and lease all real estate and other assets of the partnership. As this property was one of several assets of the Partnership, we were able to conclude our transaction with a very specific deed reciting the chain of events, and seller's counsel was able to work with the Husband/Father to wind up the remaining Partnership issues. Good times...

If anyone has any experience or question to include in our eNews for the new year, please feel free to contact [Kimberly Reed](mailto:Kimberly.Reed@plta.org) or to info@plta.org!



Register to Attend The 95th Annual Convention Today!

To register for the convention go to www.plta.org or download the [attendee information packet](#), [registration form](#) and [agenda](#). The room block at the Sagamore Resort is open until May 5, 2016. Discounts start at \$179.00 for PLTA members; call 866-384-1944 or make your reservations online: tinyurl.com/PLTA2016. When calling please use "Pennsylvania Land Title Association" to get rooms in the convention block and receive the discounted rate. All convention activities will be held in Sagamore's Lake George Conference Center.

We would like to thank *Signature Information Solutions LLC* for being our WIZARDING World Premier Sponsor. Join us to "Journey Beyond Your Imagination!"

Committee Meetings

Convention Committee Meeting

April 6, 2016 - 2:00 pm
PLTA Office or
Conference Call

PLTA Executive Committee Meeting

April 13, 2016 - 10:00 am
PLTA Office or
Conference Call

Communications Committee Meeting

April 14, 2016 - 3:00 pm
PLTA Office or
Conference Call

Education Committee Meeting

South Central Chapter: The next meeting of the South Central Chapter of PLTA will be a breakfast buffet meeting on Thursday, April 14, 2016 at the Red Lion Inn, 4751 Lindle Rd, Harrisburg, PA 17111. Registration begins at 8:30 am. At 9:00 am the meeting starts featuring our speaker, Bryan Shook, Esq. He will be highlighting his many years of experience defending title claims under the topic, "Curative Title Work." [Register today!](#)

Finance & Planning Committee: The Pennsylvania Land Title Association (PLTA) budget is in line for 2016. After the convention the committee will begin working on the Strategic Plan. If you are interested in joining this Committee, please contact Committee Chairperson [Shonna Cardello](#) or [Robin Kelsh](#) at the PLTA office.

Pennsylvania Land Title Association 2015-2016 Officers

PLTA President - John T. Croke, CLTP
PLTA Vice President - Brian Zulli, Esq.
PLTA Treasurer - Frank McGovern, Esq. CLTP
PLTA Secretary - Danielle L. Chamberlain, CLTP
PLTA Immediate Past President - Kris Burns, CLTP
Central Chapter - Lisa Peters, CLTP
Lehigh Valley Chapter - Kathie Vresics
Northeastern Chapter - Barb Mikielski
South Central Chapter - Nanci Reese, CLTP

April 20, 2016 - 10:00
am
PLTA Office or
Conference Call

South Eastern Chapter - Diana T. Sabol, CLTP
Western Chapter - Deb Chipman Reimer, CLTP

PLTA/PLTI Staff Can Help!

Questions about your
membership?
Looking for courses?
Interested in joining a
committee?

Give us a call! 610-265-
5980

[Robin Kelsch](#) - Executive
Director
[Kim Kostusiak](#) -
Administrator
[Diane Laskowski](#) -
Administrator

- Add additional employees from your company so they can receive informative emails from PLTA by emailing info@plta.org and providing us their name and contact information, including email address.
- To renew your PLTA membership or join PLTA, [click here](#) or call 610-265-5980.
- Got News for News You Can Use? Send it to the PLTA Communications Committee at info@plta.org.



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