



PENNSYLVANIA
LAND TITLE
ASSOCIATION

Your Source for Title News in PA!

PLTA eNews

May 2016

Common Ground

Welcome New Member!

Kent Conway

CAP Land Transfer
Title Agency: 0-2
Employees



thank you

Have a safe and happy Memorial Day!

Upcoming Seminars

Old Republic Title Spring Agents Seminar

May 9, 2016
Crowne Plaza Valley
Forge
King of Prussia, PA

Security Title's Spring Agent Seminar

May 11, 2016
Radisson Hotel
Harrisburg
Camp Hill, PA

Fidelity National Title Spring Seminar

May 12, 2016
Normandy Farm Hotel &
Conference Center
Blue Bell, PA

PLTI - What's New in Title Happy 38th Anniversary to PLTI!

May 17, 2016
PLTI Education Center
King of Prussia, PA

PLTI - Commercial Closing Transactions

May 24, 2016
PLTI Education Center
King of Prussia, PA

PLTA Central Chapter & PLTI: Title Search and Examination

May 25, 2016
Comfort Suites Altoona
Altoona, PA

Upcoming Events

ALTA Federal Conference

May 16-18, 2016
Renaissance Downtown
Hotel
Washington, DC

PLTA 95th Convention!

Register for the convention at www.plta.org or download the [attendee information packet](#), [registration form](#) and [agenda](#). Deadline for the room block at the Sagamore Resort closes today, May 6, 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.



In less than 1 month we will be at the beautiful, award winning Sagamore Resort for the [95th Annual PLTA Convention](#). Join your colleagues, industry leaders and vendors to stay current with title issues, your role in the changing marketplace and technology advances through the excellent education with the latest information in the industry! Our dynamic speakers include: Steve Day, Treasurer of the American Land Title Association, Lee Fields, Managing Director for HA&W, Michael Holden, Vice President Field Operations for North American Title Insurance Company, Jon Timpanaro, Business Development Manager for Fortune Title Agency, Inc. and the PLTA Education Committee! Along with 4 PA/NJ credits of education (NJ credits pending), enjoy golf, a fabulous spa, special activities and a few surprises. [Don't miss this opportunity and register today!](#)

We would like to thank *Signature Information Solutions LLC* for being our Wizarding World Premier Sponsor and *Fox Rothschild LLP* for being our Hogwarts School Sponsor! Join us to "*Journey Beyond Your Imagination!*"

Sponsor Spotlight - Signature Information Solutions LLC!

Signature Information Solutions LLC is proud to be the Wizarding World Premier Sponsor of the PLTA 2016 Annual Convention! Signature is the home of Charles Jones® and Data Trace® NJ/PA products and services - your one stop for Pennsylvania Tax Searches and Corporate Services. Tax data includes billing, payment and lien status from county, municipal and school taxing entities as well as third party collectors. PA Corporate Services include Lien Cert, Status Report, Corp/LLC/LLP/LP Copies and Good Standing/Legal Existence. Order online! Nationwide Flood Searches and Corporate and Document Services are also available. Call 800-792-8888 or visit www.signatureinfo.com for information.

Education Committee News - Happy 38th Anniversary to PLTI!

Upcoming PLTI seminars: May 17th "What's New in Title", May 24th "Commercial Title Transactions", June 6th & 7th at the Annual Convention the "Tri-Wizard Tournament of Title" and June 15th "Recording in Pennsylvania" at the PRODA Annual Convention, Mt. Airy Casino Resort, Mt. Pocono. Fall 2016 course planning is underway. Committee welcomes suggestions for topics. Welcome new members: **Joanne Asztalos**, Land Title Services, Mt. Laurel, NJ and **Steven M. Regan, Esquire** of Frost Brown Todd LLC, Pittsburgh, PA!

Legislative and Judicial Committee News

[ATE Seminar & Dinner](#)

May 19, 2016

Double Tree by Hilton
King of Prussia, PA

Office Closed

Memorial Day - May
30, 2016

[PLTA 95th Annual Convention](#)

June 5-7, 2016

Sagamore Resort
Bolton Landing, NY

Thanks to our Wizarding
World Premier Sponsor!



[Committee Meetings](#)

Communications Committee Meeting

May 11, 2016 - 3:00 pm
PLTA Office or
Conference Call

Education Committee Meeting

May 18, 2016 - 10:00 am
PLTA Office or
Conference Call

PLTA Executive Committee Meeting

June 6, 2016 - 7:30 am
Sagamore Resort -
Truna Room

[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 Kelsh](#) - Executive
Director

[Kim Kostusiak](#) -
Administrator

[Diane Laskowski](#) -
Administrator

The Governor signed Act 21 of 2016 into law on April 20th and it becomes effective 60 days after that date. The legislation was known as House Bill 1340. The act changes the time for enforcement or loss of the lien for condominium and planned community assessment liens from 3 to 4 years. Also added to the existing act was wording after the statement "that proceedings to enforce the lien" now continues and states "or actions or suits to recover sums for which subsection (a) establishes a lien." This was an issue because an association can not execute and take a property to sheriff's sale unless that creditor obtains a judgment and the section as it read previously spoke only in terms of lien leaving it an open question as to how the association was to enforce their lien.

News You Can Use

[Homebuilders Say Major Uptick Coming](#)

NAR Daily Real Estate News - April 29, 2016

Steady job growth, low mortgage rates, and pent-up demand is prompting an increase in the demand for new single-family homes, and homebuilders say they're ready to build them.

[First Quarter Housing Market Trends](#)

Forbes - April 29, 2016

The housing market continued to make steady and modest gains in the first quarter of the year. Home prices were broadly rising and thereby helping homeowners accumulate equity.

[Flood Insurance Update: What's New with Fannie & Freddie?](#)

Mortgage News Daily - May 5, 2016

May is Older Americans Month. Underwriters probably know that about 21% of the labor force is comprised of men 65 and older and only 13.5% of women in the same age range. 79% of older Americans owned their homes as of fourth quarter 2015.

[CFPB wants to let consumers sue banks, credit-card companies](#)

The Wall Street Journal - May 5, 2016

The Consumer Financial Protection Bureau unveiled a proposed rule Thursday to restrict the use of arbitration clauses in consumer financial contracts, a step that would shift power to consumers and away from companies for a wide range of financial products from credit cards to bank accounts to private student loans.

Communications Committee

Communications Committee members continued promoting PLTA activities on social media sites, with special attention to June's Annual Convention. The Advertising and Marketing guidelines are being fine-tuned, and we are on the look-out for any and all information to benefit our members and the work we do. Please feel free to contact any Communications Committee member if there is something we can find out, clarify, promote, or answer for you.

Digging in the Dirt:

Revert, Return, Release....or Retreat!?

A beautiful, sturdy and stately, three level building was conveyed in 1987 by a Church to a non-profit organization (the "House") dedicated to helping and housing people with various addictions who needed a boost in establishing themselves in their own home with their own jobs. The Church's deed contained an express condition that should the organization move, disband or dissolve or cease to provide those core services, title to the property would revert back to the Church.

In 2003 the House obtained a mortgage on the property, and the recorded mortgage contained the same legal description as the deed from the Church, including the reverter language.

Sadly, the House defaulted on the mortgage in 2006, the lender foreclosed, and "LLC-1" purchased the property from the 2007 Sheriff's Sale. The Church was given notice of the foreclosure but never responded. LLC-1 was having its own organizational issues, lost the original Sheriff's Deed so it was not immediately recorded.

Upon review of the title, one of the principals of LLC-1, through a different entity, "LLC-2" paid consideration to, and obtained a quit claim deed from the Church in 2011, conveying the reverted interest it received back when the House ceased to operate and moved from the property. That deed from the Church to LLC-2 was recorded in June of 2011.

Then, LLC-1 attempted to assert its ownership of the property, had the 2007 Sheriff's Deed reissued, and recorded it in 2014. Much nastiness occurred between the parties, and LLC-2 filed an action to quiet title to the property in 2015. The Court was charged with determining: 1) Did the Sheriff's Deed extinguish or divest the Church's reverted ownership since they did not respond to the foreclosure action and did it convey clear fee simple title; 2) Did LLC-1 lose its ownership priority by not recording the Sheriff's Deed before LLC-2's deed from the Church; and 3) Did the Church properly convey fee simple title, pursuant to the reverter, to LLC-2 by its quit claim deed?

So, who would like to insure this property?? Anyone, anyone ?? It may help to know that the court entered an order in the quiet title action just this past January, 2016, quieting the madness and the title, in favor of LLC-2.

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

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

South Eastern Chapter - Diana T. Sabol, CLTP

Western Chapter - Deb Chipman Reimer, CLTP