



September 2018

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# PLTA Common Ground eNews

## Your Source for Title News in PA!

### News You Can Use

[Commercial Real Estate Prepares For The Era Of Blockchain](#)  
*August 22, 2018 | Bisnow*

[Mortgage rates forecast for September 2018](#)  
*August 24, 2018 | The Mortgage Reports*

Mortgage rates are better now than they have been since mid-April, says mortgage agency, Freddie Mac.

[Interesting tool to show: Pennsylvania Real Estate Market Trends](#)  
*August 2018 | Realtor.com*

What are the most expensive markets in the country?

[Ellie: Closing rate held steady in July](#)  
*August 24, 2018 | The Title Report*

The percentage of closed purchase loans held steady at 71 percent of total closed loans in July for the second consecutive month, according to the most recent Origination Insight Report from Ellie Mae.

[Yelp Reviews Helping Home Prices?](#)  
*September 5, 2018 | Mortgage News Daily*

Will appraisals soon need to indicate a home's driving distance to the nearest cold-brew drive-through?

[Longtime GOP stalwart Tom Judge Sr. feted on his retirement from courthouse](#)  
*Sep 6, 2018 | www.delcotimes.com*

The accolades ranged from letters from former presidents to words from former governors and the state Speaker of the House as hundreds gathered to celebrate Thomas J. Judge Sr. on his retirement.

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### Title Issues & Records Committee Update

#### *Delaware County Recording Delay & Checks*

As we advised in the "News You Can Use" email, there is a delay in recording documents in Delaware County where the documents have been sent to the Recorder's Office via Regular or Express mail. We have spoken to the County, who confirmed that they are aware of the issue and attempting to rectify the same with its staff working overtime to do so. We will continue to monitor the situation and provide any updates we have.

Also, according to a notice posted in the Recorder's Office, all transfer tax checks now should be made payable to "Recorder of Deeds, Agent."

#### *New Philadelphia Agency Receivables Payoff Form*

The City has created the [attached fillable PDF for payoff requests](#). The City advises they designed this to eliminate the need to print, scan, and fax. If you have any issues using the form with which the Committee can help, please contact Carrie Mann at [cmann@oldrepublictitle.com](mailto:cmann@oldrepublictitle.com)

#### *Middletown Sewer Certification Program*

The Committee has been provided the [attached notice concerning the Sewer Certification Program](#) being implemented by the Delaware County, Middletown Township Sewer Authority. The notice advises of the requirements to obtain a Sanitary Sewer Certificate and appears to indicate that settlements could be delayed if the requirements are not met. Please contact Carrie Mann at [cmann@oldrepublictitle.com](mailto:cmann@oldrepublictitle.com) if you find that these requirements are delaying settlements.

### ***New Home for Philadelphia City Archives***

The new location of the Philadelphia City Archives is now open. Information on the new location can be found on the City Archives webpage <https://www.phila.gov/phils/carchive.htm>.

### ***Update on Appeal in Augustin, et al. v. City of Philadelphia***

The appeal in Augustin, et al. v. City of Philadelphia is still pending. As a reminder, PGW has emphasized that **no lien will be vacated until the proof of closing required by the payoff form is submitted**, and suggests that the proofs of closing be submitted **prior to the matters becoming final and unappealable**. Such proof can be in the form of a notarized statement from the title insurer, recorded deed, recorded mortgage, fully executed Closing Disclosure, or fully executed ALTA Settlement Statement.

### ***In Memoriam***

It is with great sadness that we inform you of the passing of PLTA Past President Albert J. Gibboni, CLTP. He passed away on Wednesday, August 29, 2018. Al was the loving and devoted husband of Bernadette C. Hughes Gibboni. In addition to his wife, Al is survived by his siblings, children, grandchildren, and his many nieces and nephews. He spent the early part of his career teaching at Bishop Eagen High School and then as Head Master at The Pen Ryn School. Later he transitioned into Title Insurance. Al worked in the title insurance industry for 30 years developing and managing agency networks in Pennsylvania and the surrounding states. He retired from Old Republic National Title Insurance Company in 2008 as Vice President - Agency Operations after having been with the Company for 8 years. He served the industry well as the 1988-1989 President of The Pennsylvania Land Title Association as well as President and Chairman of the Board of the Pennsylvania Land Title Institute. He earned the designation of Certified Land Title Professional and was the 1993 recipient of the James G. Schmidt Distinguished Service Award. View the entire obituary online at the [Joseph A. Fluehr III Funeral Home](#). Our condolences and deepest sympathies go out to the Gibboni family.



### **PLTA's Leadership Academy – Get Inspired!**

An integral part of our mission at PLTA is to help develop title industry leaders. [PLTA's Inaugural Leadership Academy](#) will be held on October 22-23, 2018 at the Crowne Plaza Valley Forge in King of Prussia, PA. Email [Robin Kelsh](#) if you are interested in attending.

Are you a professional designee looking to further your skills as a leader? Are you currently in a management position or looking to move into a management position? Do you want to improve your communication skills and inspire your team? The [Leadership Academy](#) will inspire leaders to improve communication, resilience, and results.

This program is designed to develop leadership skills for existing and future professionals in the title industry. The topics presented during the program will help participants grow the skills necessary to be a leader within their company, the industry and PLTA. Participants will also have the opportunity to establish a community and network within the association.

[Leadership Academy Faculty](#) (click to read their bios)



**Anne Grady**  
**President & CEO, Anne Grady Group**

Audiences rave about our featured international motivational speaker Anne Grady:

*“Anne captures attention from the first sentence, and she holds it with humor, insight, and great strategies you can use immediately!”*

*“Anne’s presentation was so energizing and fun! Her style immediately brings the audience in and she kept them totally engaged!”*



**Anne Anastasi, CLTP, NTP**



**David Breschi, Esq.**



**Justin Ailes**

**Frank McGovern, Esq., CLTP**

**Special Thanks to our Sponsors: Madison Settlement Services and Charles Jones LLC**

**Download the Leadership Academy At A Glance Schedule**

**Space is limited! While the deadline is today, September 7, 2018 if you are interested in attending please email Robin Kelsh for an extension at [RKelsh@plta.org](mailto:RKelsh@plta.org)**

**Download the Application and join in on this exciting event!**

### **Communications Committee Update**

The Communications Committee met with renewed energy and sharpened pencils on September 5th with an initial agenda of confirming our responsibilities to update and promote PLTA and PLTI events, services and classes. We continue to keep up social media and websites focusing on all the PLTA has to offer real estate, lending and legal professionals, always with an invitation to join and share the benefits. This Committee will work on enticing more members of the legal community to participate, especially regarding the “Do the Right Thing” Ethics & Title seminar, with credits, to be held on October 18, 2018. We will also develop a communication plan for the PLTA to deliver a blueprint of marketing and promotional efforts for association events, special projects and public relations efforts. The committee members would also like to hear from other Committees with ways we may help their efforts. If you feel the call to communicate with us, please raise your hand and contact us at [info@plta.org](mailto:info@plta.org).

### **Western Pennsylvania Chapter Update**

Bring your summer vacation tan and stories to our next **Lunch Gathering** on Wednesday, September 12, 2018, 12:00 noon at the Panera Bread Oakland location on the Boulevard of the Allies. We would like to hear your thoughts and suggestions on the simulcast PLTA Continuing Education courses that have been scheduled and if there are any topics you would like to see covered.... for credits, of course!

### **Digging In The Dirt - Eureka!**

Remember that feeling when you had a Eureka moment and found some new piece of information or something to make your life happier, easier and more efficient? ...Like spreading mayonnaise on bread for grilled cheese sandwiches instead of butter; using the sticky part of a post-it to clean your keyboard; mixing 2 cups of ice cream and 1-1/2 cups flour and baking it into bread; turning on your car seat-warmer to take your pizza home. Experience some valuable continuing education credits for your next Eureka moment! Make an effort to attend classes and webinars to learn something new, no matter how busy your days become. Many of us have been doing real estate and title work for so long and have our own routines and ways of gathering information to

satisfy title underwriting and lender requirements for closings. Enlightening classes may open up a whole new world – just like trying mayonnaise on grilled cheese!

When dealing with corporate sellers/owners we need to obtain a Department of Revenue tax lien certificate for the bargain price of \$2.00, and now, *Eureka!*, if you did not already know, we can send an email request for one or multiple certificates to:

RV, Lien Certificate Requests  
then mail your check for \$2.00 each to  
PA Department of Revenue  
Bureau of Compliance  
Lien Cert Check  
PO Box 281230  
Harrisburg, PA 17128-1230  
.....and within a couple to 24 hours of the request, you will receive the certificate from:

Jamal Blair | Chief  
PA Department of Revenue  
Bureau of Compliance | Business License Clearance Division  
4th & Walnut Street | Harrisburg PA 17128  
Phone: 717.425.7406 | Fax: 717.783.6055  
E-mail: [jblair@pa.gov](mailto:jblair@pa.gov)  
[www.revenue.state.pa.us](http://www.revenue.state.pa.us)

(You know you are a true title nerd when this kind of thing makes your day!)

Please send any issue, unusual, or interesting experience you would like to share to Kimberly Reed, [info@plta.org](mailto:info@plta.org).

*“Education can get you the only thing that really matters in today’s world – an assigned parking space!”* ~ GenePerret



### Welcome New Members

**Pamela Anzuoni**  
CATIC Title Insurance

**Craig Bowman**  
OS National  
*Individual Title Agent*

**Amie Hosler**  
*Individual Title Agent*

**Charles Karat**  
Stantec Consulting  
*Individual Affiliate*

**Michael T. Moscony**  
Suburban Abstract Agency, Inc.  
*Title Agency: 3-10 Employees*

**Frank Mroccka**  
Scaringi Law  
*Individual Title Agent*

### Upcoming PLTI Seminars

*Registration will be open soon for the fall semester!*

Taxes & Title  
*September 13, 2018 - 9:30 AM*

Deeds & Other Transfers of Title  
*September 19, 2018 - 1:30 PM*

Commercial Transactions  
*October 16, 2018 - 9:00 AM*

Ethics & Title - Do the Right Thing  
*October 18, 2018 - 9:30 AM*

Best Settlement Practices - Part I  
*November 8, 2018 - 9:30 AM*

Lien Priority & Divestiture  
*November 8, 2018 - 1:30 PM*

For More PLTI Seminars visit our [PLTI Calendar](#)  
To take online courses visit: [www.pltionline.org](http://www.pltionline.org)

**Becky Rizzonelli**  
*Individual Title Agent*

**Brett Solomon**  
Brett A. Solomon  
*Individual Title Agent*

**Traci Wagner**  
*Individual Title Agent*

**Thomas Weber**  
Paoli Abstract Co.  
*Individual Title Agent*

## PLTA Upcoming Events

### Leadership Academy

October 22-23, 2018  
Crown Plaza, King of Prussia, PA

### PLTA 98th Annual Convention

June 2 - 4, 2019

The Hotel Hershey  
Hershey, PA

## ***Did You Know***...PLTA has a ***Professional Designation*** program?

The Professional Designation program of PLTA honors those title professionals who have the required experience, education and professional participation to be considered by their peers as among the most distinguished title professionals in Pennsylvania. Designees must be members in good standing of the association. If you are interested in becoming a designee visit our [website](#) or [click here to download the application and requirements](#).

If you have questions about this feature or need assistance, please contact [info@plta.org](mailto:info@plta.org) or call us at 610-265-5980.

- If you'd like to have additional employees at your company receive informative emails from PLTA, email [info@plta.org](mailto:info@plta.org) and provide us their name and contact information, including email address.
- If you'd like 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](mailto:info@plta.org).

## **Pennsylvania Land Title Association 2018-2019 Officers**

PLTA President - Danielle L. Chamberlain, CLTP  
PLTA Vice President - Chuck Nowicki, CLTP, NTP

PLTA Treasurer - Lisa McEntee, Esq. CLTP

PLTA Secretary - Todd Rowe, Esq.

PLTA Immediate Past President - Frank McGovern Esq. CLTP

Central Chapter - Lisa Peters, CLTP

Lehigh Valley Chapter - Freddy Vasta, Jr.

Northeastern Chapter - Brian Foley

South Central Chapter - Stacey Trimmer

South Eastern Chapter - Diana T. Sabol, CLTP

Western Chapter - Deb Chipman Reimer, CLTP

### **Contact Us:**

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Toll Free: 800-545-7584

F. 610-265-5998

**Email:** [info@plta.org](mailto:info@plta.org)

**PLTA website:** [www.plta.org](http://www.plta.org)

**PLTI website:** [www.plti.org](http://www.plti.org)

### **PLTA Committees**

Interested in joining a committee?

Visit [www.plta.org](http://www.plta.org) to learn more.

Executive Committee Meeting  
September 12, 2018 @ 10:00 AM

Convention Committee Meeting  
September 19, 2018 - 10:00 AM

### **PLTA Quick Links**

[PLTA / PLTI Events Calendar](#)

[Join PLTA](#)

[PLTA Advocacy](#)

[PLTI Education](#)

[PLTI Online Learning Course Catalog](#)

[PLTA/PLTI Store](#)

[PLTA/PLTI Staff Can Help!](#)

[Update Your Login & Password](#)

[Report A Problem](#)

Connect with PLTA on Social  
Media:



Membership Committee Meeting  
September 20, 2018 - 3:00 PM

Education Committee Meeting  
September 25, 2018 - 10:00 AM

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