

THE LYTLE LETTER

Question of the Week



Brian, I've got a closing with an unreleased deed of trust, but the settlement agent who closed the deal is out of business and gone. What do I do?

Unfortunately we are seeing more and more of this as a result of the economy generally and the real estate market specifically.

If the problem is an unreleased deed of trust then have the sellers search their records carefully to see if they can locate anything from the closing - a payoff statement, HUD-1, etc. We can usually track down the lender, verify payment, and get the release directly.

If the problem is something else - proof of death in the chain of title, an affidavit, or something to that effect - then

we can usually solve those problems as well, it just takes us some time to do so.

But this question really suggests two indirect observations. First, if the seller had owner's title insurance then the seller would have a better chance of closing on time and would be protected if not. Second, this is why that buyer should close with Lytle Title. I have been doing this work for two decades and I have every file I have ever closed, and I am not going anywhere.

Please feel to contact me if you have questions. Have a great week everyone.



It Depends

random thoughts, observations, and more ...

Clerk's Schedule: As we near the end of the year holidays, please be reminded that the clerk's offices are closed quite a bit - and often more than the typical state holiday schedule. Connie or Tee will be happy to send a schedule to you upon request in order to avoid having your closing (and your check and the seller's check) get trapped by a closed

clerk's office. **Riddle Me This:** Mates unbalanced, or so they seem; But paired in tandem, a deadly team. She so gently round, him so firm and straight, yet when they are compounded, woe to them they hate. What are they? **A Special Smiley** to Sherry Meis - she's just so nice to me. **Read this article** for some encouraging economic news. Good day.

NOVEMBER, 2008 Calendar



November 7: 2:00, Newport News Training Room. Margaret Lyman's baby shower.



November 20: 9:00 a.m. to noon. Williamsburg Library. Liz Moore & Associates has Mr. Internet on Online Dominance.

Thoughts for the Week

Why do croutons come in airtight packages? Aren't they just stale bread to begin with?

If it's true that we are here to help others, then what exactly are the others here for?

If you can't be a good example, then you'll just have to serve as a horrible warning