

UNDERWRITING BULLETIN

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NY000326

Date: September 27, 2007

To: All New York State Office Counsel, Managers and Agents

From: Harold Boxer, Vice President and Senior Agency Counsel

Re: Erroneous Tax Lien Release

This bulletin is to advise you of a critical matter involving erroneous Releases of Federal Tax Liens. A systems error on August 5, 2007, caused a yet unknown number of Releases of Federal Tax Liens to be sent to taxpayers. The tax obligations on those liens have not been satisfied and the liens are not to be released.

The IRS was able to stop the releases that would have been sent directly to the recording offices from the office in Cincinnati. However, the "Taxpayer Copy" of the release was mailed to taxpayers from the Detroit Print Site. The IRS is following up with a letter to those taxpayers indicating that the Release they received in the mail was erroneous, that the release does not affect the balance due that they owe, and that they should not try to record the document.

Should anyone try to present a "Taxpayer Copy" of a Release of Federal Tax Lien dated August 5, 2007, please do not record the document.

Please call the IRS Small Business/Self-Employed Division's special line for recording offices (800 913-4170) and inform them of the attempt. The taxpayer may also call and a representative will handle their questions.

The IRS is in the process of identifying those erroneous releases that were sent to taxpayers for liens filed in your county. Any additional information that is received concerning this matter will be passed along as appropriate.

If you have any questions, or if you need any additional information concerning this matter, please call the recorder line at 800 913-4170.

Should you have questions regarding the Erroneous Tax Lien Release, please do not hesitate to contact Stewart Title Insurance Company Agency Legal Services.

Want to receive Alerts & Bulletins by email?

Please email SticMarketing@stewart.com to put your name on the Legal distribution lists for alerts and bulletins.

References:

Bulletins Replaced:	None
Related Bulletins:	None
Underwriting Manual:	None
Exceptions Manual:	None
Forms:	None
Attachments:	None

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