

CLOSING ALERT BULLETIN

Stewart Title Insurance Company – 300 East 42nd Street, New York, New York 10017
Phone: (212) 922-0050 – Fax (212) 983-1133

NYSA000265

Date: September 10, 2012

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

From: Agency Legal Services

Re: Various Parties, Mortgage Satisfactions and Discharges

In [Bulletin No. NY000500](#), Stewart Title Insurance Company alerted you to a possible scheme to avoid mortgages. In connection Bulletin 500, we have become aware of other attempts to set aside mortgages by the execution of Mortgage Satisfactions/Discharges, Cancellation of Lis Pendens and Discontinuances of Action. While you are reminded to review this Company's various other bulletins regarding the authenticity of Satisfactions/Discharges generally, effective immediately, all policy issuing offices are alerted to the particular names below, and instructed to review recent Satisfactions/Discharges, Cancellation of Lis Pendens and Discontinuances of action to determine if the document can be relied upon.

John Ruzza
Chris Castle
Bruce A. Lewis
Pillow Foundation
OffShore Global Resources
Private No Trespass
Holy Ghost Trust
Pacific Blue Holdings
Azzur Holdings

In connection with Bulletin No. NY000500¹, please be aware of Satisfactions of mortgages, Discontinuance of Foreclosure actions or Cancellation of Lis Pendens that are executed by one of the above parties as authorized representatives are not acceptable as clearance for the mortgage unless approved in advance of closing by Underwriting Counsel.

¹ This Bulletin should be read in context with [NY000036](#) and [NY000396](#) as well

In the event you have an open order with any of these entities and/or parties, please contact John Frates at jfrates@stewart.com or call 212-922-0050 and speak with any Agency Legal Services counsel.

References:

Bulletins Replaced:	None
Related Bulletins:	NY000036 , NY000396 , NY000500 , NYS000249 , NYS000250 , NYS000255
Underwriting Manual:	None
Exceptions Manual:	None
Forms:	None
Attachments:	None