



**82 Columbia Street
Bangor, ME 04401**

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Email Orders to:
dawneaton@ctmaine.com

April 2011 – Does it help to know – **Everyone is hoping for more business. The snow is gone, prices are good, interest rates are good, Come on buyers!**
Contact me at sestes@ctmaine.com to be removed or added to this newsletter list.

**Check out our
Web site!!
www.ctmaine.com**

**See the True Title
Story Below**

**Send your orders for title services, closings,
deed prep, etc. to Consumer Title
email us at- dawneaton@ctmaine.com
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*Let me
know if
you have
a picture
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would
like me
to
feature
...*

True Title Story

Bangor, Maine

“Names are changed to protect the innocent”

Who owns my Mortgage?

Lucy, seeing the interest rates at such a great level, decided to refinance her mortgage of 10 years. Her new bank hired us to do the title search and closing. Registry reports show the mortgage as being recorded to A Mortgage Company, but Lucy says she is paying B Mortgage Company.....

A Mortgage Company can not give us a payoff as they do not own the loan anymore, and B Mortgage Company can not be paid as they do not have a loan of record?

A Mortgage Company says they assigned (sold) the loan to B Mortgage Company years ago, but an assignment was never recorded at the registry, so now B Mortgage Company can not discharge a mortgage not of record. Our requests to B Mortgage Company to produce a recorded assignment nets us a copy of a document, recorded in California, from A Mortgage Company to (_____) blank.

Needless to say the assignment was not valid as it was not filled in to B Mortgage Company and was not recorded at the proper registry. Our attempt to get a correct assignment from A Mortgage Company meets with; "But we do not own a loan to assign"

After Months of trying to resolve this – Lucy decides to tell B Mortgage Company she can stop paying her payments as they do not have a recorded mortgage to foreclose on. That spurred B Mortgage Company to work with A Mortgage Company to get a correct assignment recorded.

We were then able to get the payoff and discharge from B Mortgage Company!

Do you know your name?

Your true legal name? Your eligibility for government services, assessment of taxes, the right to vote, etc., are all determined through evaluations based on identification documents. Using your true legal name to buy property ensures your future rights to that property. Your true legal name is the name that appears on your Birth Certificate, unless you have had reason to have changed it. A marriage, adoption, divorce, court order etc. may serve to change your birth name.

At closing you will need to provide one of the following:

Primary Identification

– unexpired government issued photo ID, such as: Drivers License, State Photo ID, Passport, Military Photo ID, Resident Alien Photo ID; or alternatively,

Secondary Identification - Two (2) Forms – including,

but not limited to: a government issued non-photo Drivers License, Employment ID with photo, College ID with photo, government issued Welfare ID with photo, Birth Certificate, government issued Voter Registration Card, valid US Visa, photo Firearm Weapons Permit, government issued Social Security Card - one of the ID forms may include a national credit card (Visa, MC, AmExp, etc.), current Utility Invoice for person's residence, real estate tax bill for person's place of residence, or a photo organization membership card (Sam's Club, etc.).

The Best Rely on the Best

Our every day lives are influenced by choices. We decide the best choice for us for a doctor, a mechanic, what restaurant we go to, etc.

When we have a good experience and are happy with the service, we will rely on that same professional again and again and recommend them to our friends.

As professionals in a field we tend to recommend only the best, and we rely on the best in order to enhance our reputation and make our job easier.

We want you to consider **Consumer Title** as the professionals we strive to be. We have your back! We will be there to work for you and your clients and do all we can to provide a smooth and professional closing, done correctly and timely.

When you rely on the best you are the best!

Trust us, Recommend us, Call us!

RESPA Violation?

By the way – There are **NO** RESPA regulations that say you cannot recommend the best professional for the job.

Your recommendations can not be based on receiving money off or financial favors, but if you truly believe that a professional is the best choice to do the job, there are no reasons not to recommend that professional.