



To: All New York Issuing Agents of WFG National Title Insurance
From: New York Underwriting Department
Date: April 14, 2021
Bulletin No: NY 2021-15
Subject: Reviewing Judgments

In light of the recent Appellate Court decision in Myrtle 684, LLC v. Tauber 2020, NY Slip OP07901, we must be cautious in reviewing a judgment “on the head” or at any known address for the parties. This case involved a discrepancy between the amount awarded in a judgment and the amount docketed on the record. A judgment in the amount of \$200,000 plus interest of \$16,050 was awarded to the judgment creditor. Upon docketing, the judgment was incorrectly entered in the amount of \$16,050, the amount of the interest, rather than the amount of the judgment. The Appellate and Supreme Courts agreed that the judgment constituted notice and the amount awarded in the judgment controlled.

If a judgment is found to be “on the head”, WFG requires that the judgment itself be reviewed as we cannot rely solely on the transcript.

[Click here to download a copy of the above case.](#)

Thank you for your cooperation.

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.