

## WFG Informational Bulletin

To: All Pennsylvania Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: May 29, 2019  
Bulletin No.: PA 2019-02  
Subject: **Philadelphia Judgment System Down - Updates as of Wednesday, May 29, 2019**

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Previously, in WFG Underwriting [Bulletin No. PA 2019-01](#), we advised that the Philadelphia Office of Judicial Records (formerly known as the Prothonotary) online systems were down and as a result, Common Pleas and Municipal Court cases are unable to be searched. In an effort to keep informed of the situation in Philadelphia, we will send updates as we receive them.

Here's the latest as of today, May 29, 2019:

### **An Update from The Pennsylvania Land Title Association (PLTA)**

The outage of certain Philadelphia court operating systems continues and we have been unable to obtain information concerning when the systems are expected to return. However, we have learned that the outage will also affect the following:

1. **Water Payoffs:** The City is unable to determine whether any water-related Code Enforcement judgments have been filed in the Municipal Court. This means that while the City may be able to provide the water balance, it will not be able to advise whether there are any fines, costs, fees, etc. related to that water balance. The City will be making notations on the payoff forms related to this issue. Additionally, water liens and judgments cannot be satisfied during the outage.

2. **Business Tax Payoffs:** The City may not be able to determine whether a judgment has been filed with respect to business taxes due. As such, the City cannot accurately determine the payoffs related to business taxes.

When additional information becomes available, we will let you know.

*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.*