



To: All Pennsylvania Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: August 28, 2023
Bulletin No.: PA 2023-12
Subject: Issues with Delaware County OJS Searches

On Friday, the Pennsylvania Land Title Association (“PLTA”) notified its membership that that searches of the judgment indices and civil dockets in Delaware County’s Office of Judicial Support (“OJS”) may be unreliable. While the C-Track system is generally usable, PLTA received reports of various random deficiencies. For example, PLTA received reports that, on occasion, judgments and lawsuits will not be shown on searches (later discovered when bringdowns are obtained). Sometimes, while a search may yield a result and demonstrate a docket number, the title searcher is unable to access any more information concerning the judgment, docket or filing and receives an error message.

OJS has advised that their vendor is working on this issue and is hoping that it is resolved by month’s end. PLTA will continue to follow up concerning these searching deficiencies and provide updates.

If you encounter any issues, or have any questions, please reach out to WFG Underwriting.

Informational 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.