

***THERE ARE NO TITLE PROBLEMS –
ONLY SOLUTIONS WAITING TO HAPPEN***

Never let a title problem stand in the way of a successful closing:

Judgment liens? Instead of requiring the seller to pay off a judgment lien as part of the closing, there is a court action that can be brought showing that the property is the seller's homestead and judgments for credit card or medical debt will not attach to the house title. If a seller previously filed bankruptcy, the court procedure to remove the judgment lien is even faster. Either way, call me rather than paying off the judgment.

Foreclosure in process? There is a procedure in Minnesota to force the delay of a sheriff's sale for five months to allow time for a sale of the house to go through. Sometimes it may be in your client's interest to file a Chapter 7 or Chapter 13 bankruptcy to protect themselves or even to save their home. Fast action is required to protect your clients. Call me and I can help.

Tax liens? There are procedures to remove or subordinate tax liens. This is a complicated process and will not work in every case but call me to see if this is a possibility.

Other title problems? Examining title, drafting corrective documents, amending documents in bankruptcy, probate or divorce proceedings, quiet title actions or land registrations – there are at least as many solutions as there are problems that can arise. I am happy to review whatever title issues you have – feel free to call me or email the document showing the issue to me with your telephone number and I will call you. Please allow me to put my 25 years of experience in representing clients in Minnesota and Wisconsin to work for you and your clients.

Sincerely,

Robert J. Everhart

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PLEASE PASS THIS ON TO A COLLEAGUE