

## ***Title Curative/Quiet Title Litigation***

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With our years of title experience as underwriters and approved title agents, Kelley Kronenberg attorneys represent lenders, investors, and mortgage servicers in all matters related to title defects and encumbrances to ensure our clients' security interests remain viable and lasting.

Title defects commonly delay or prohibit both mortgage foreclosures and the sale of REO assets due to the lack of marketability of the property. This delay can add considerable costs to the investors as escrow payments and property preservation costs continue to offset the investment. Understanding the nature of title claims, title litigation, and holding title insurers accountable is a premiere attribute our attorneys give to our clients throughout the industry.

Our experience and services include:

- Title insurance claims and coverage
- Quiet title actions
- Title reformation actions
- Easements and encumbrances
- Legal description reformations
- Forgeries and fraudulent conveyances
- Restrictive HOA/COA issues
- PACE lien-priority and validity disputes
- Adverse possession
- Mobile home title certifications