

# THE WEBTITLE EXAMINER

## Continuing Legal Education Seminar

by Alan Roides



On Thursday, May 5th, WebTitle Agency hosted a Continuing Legal Education Seminar for 100 attorney client partners at the Country Club of Rochester. Our own Mike Fame, Esq., along with Fidelity National Title's Regional Counsel – Frank Carroll, Esq. and Agency Counsel - Paul Malon, Esq. presented a panel discussion covering topics involved with Short Sales as well as current title claims and insurability issues in NY. A delicious lunch was served, followed by two informative and entertaining credit hours with plenty of engaging Q & A. A few dozen guests remained after the seminar for an informal cocktail hour in the library and out on the terrace.

Plans are already underway for another CLE, possibly as early as this Fall or Winter. Many thanks to Matt Schuler, Mike Fame, Mindy Nash and Andy Licherdell and the fine folks at CCR, among others, for helping make the event such a resounding success.....



- 1) Blake Webber, Esq. of Brown & Tarantino, Mike Fame, Esq., Kirsten Lamb, Esq., Patrick Quigley, Esq. of Harter, Secrest & Emery
- 2) Mark Broyles, Esq. of Relin, Goldstein & Crane, Tom Cali
- 3) Mike Fame, Esq.
- 4) Alan Roides, John Anderson, Esq. of Harter, Secrest & Emery
- 5) Alan Feldstein, Esq. of Boylan, Brown, Code, Vigdor & Wilson, Andy Licherdell
- 6) John Nitsche, Richard Coia, Esq. of Panzarella & Coia
- 7) Alan Roides, Matt Schuler, Mindy Nash, Mike Fame, Esq. and Bob Hill

## WebTitle Gives Back to the Community

by Alan Roides



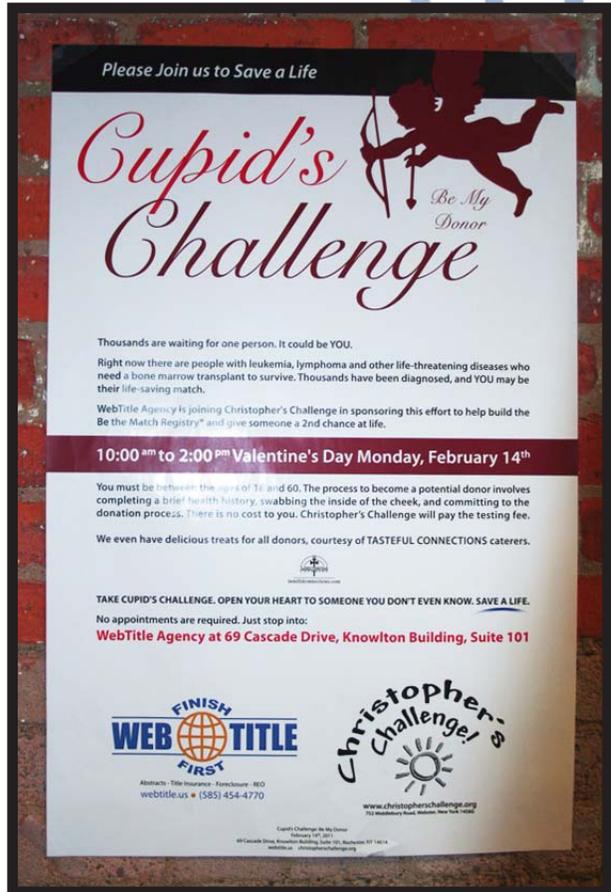
Without overstating what can be considered obvious – speaking openly or advertising a company’s charitable/community involvement, be it time or monetary donations can be a very slippery slope.

On one hand, you want the community you live and work in to know that your company makes a priority of significant civic involvement. If a prospective client partner or vendor has heard about our efforts – it certainly can’t hurt our chances of establishing a working relationship. If other companies or individuals hear about our efforts, perhaps that even encourages them to involve themselves in worthwhile causes if they were not already doing so? At the same time, you don’t want the assumption by anyone that you are involved for any other reason other than it is the decent thing to do.

Therein lies the dilemma.....

My partners and I made a decision several years ago to provide an environment in our office that cultivates an atmosphere of giving. We take great pride, as does our team in what we have been able to accomplish in just the last few years and I see no reason why we shouldn’t speak about it openly because we are doing it for the right reasons.

Last week we finalized our 2011 campaign with The United Way. More than 60 of our 120 team mem



bers are participating and we doubled our payroll deduction donations from last year to well over \$10,000.

For personal reasons, WebTitle Agency has a strong relationship with the American Cancer Society. Every October, 50-75 of our team members participate in the Strides Against Breast Cancer Walk, we also sponsor the Memorial Booth in the Survivor Tent – helping raise tens of thousands of dollars since 2007.

In October, we became involved in their Road to Recovery program. Since then about 10 team members have “adopted” three different people undergoing cancer treatments and drove them personally back and forth from their homes to the Lipson Cancer Center. I know I speak for all of us who have been on these rides, it is incredibly rewarding. The fact that the effort

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## WebTitle Gives Back to the Community- continued

garnered some local media attention and led to other companies signing up for the program makes it all the more satisfying.

On Valentine's Day, we partnered with Christopher's Challenge and the National Bone Marrow Registry for our "Cupid's Challenge" bone marrow drive. 80 people, including staff, clients, family and friends came to our office for a brief health history and cheek swab and were added to the national registry. It is not out of the realm of possibility that we could have started a process that may someday save someone's life.

In March, Mike LaTona and several other team members really made a point this year to reinvigorate our American Cancer Society Daffodil Days campaign, through some fun and creative efforts, more than 50 of our team members raised over \$1200.

Our team is making a difference and we will continue to make this a point of emphasis for WebTitle Agency. If you or someone you know would like to join us, you can reach me easily via email - [aroides@webtitle.us](mailto:aroides@webtitle.us).





## Employee Recognition

### Happy Anniversary!

**Keith Sorokti,**  
Abstract Department Manager  
5 years on January 18, 2011

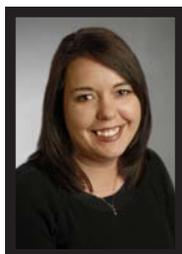


**Marta DeLeon,**  
Production Assistant  
5 years on March 6, 2011



### Congrats on the Move!

Cross-training is an integral part of WebTitle's success and highlights its employees hard work and flexibility. We would like to recognize those who have transitioned to new positions within the company.



**Regina Startzel**  
Remains as Streamline  
Coordinator but also took  
on responsibilities as  
WebTitle Project Manager



**Jessica Reffner**  
Moved from  
Cascade Settlement  
Agency to Title  
Examination



**Christine Liberi**  
Moved from Title  
Examination to Operations  
Manager of REO and  
Cascade Settlement Units



**Christopher Agostinelli**  
Moved from the  
Recording/Filing  
Department to the  
Abstract Department



**Cinda Beckwith**  
Moved from the  
Abstract Department  
to Title Examination



**Hillary Phillips**  
Moved from  
Proofing and Shipping  
to Title Examination



**Dionjra Keller**  
Moved from the  
Accounting Department  
to Word Processing



**Jackie Samuels**  
Moved from  
the Tax Department  
to Proofing and Shipping



## Employees of the Month

### November 2010



**Dorreda Cruz**

**Dorreda** joined Leonna Charles' Accounting Department about a year and a half ago and has been a tremendous asset in monthly profitability analysis as well as Collections and is versatile enough to easily switch from Accounts Payable to Receivable depending on where the need is.



**Heidi Zimmer**

**Heidi** is coming up on her 2 Year Anniversary and has proven to be a valued team member in our Recording Department by assisting in the training of new team members while also managing some rather daunting volume of Assignment of Mortgage filings. Heidi also routinely receives positive testimonials from client and vendor partners alike for her pleasant demeanor.

### December 2010



**Barb Reid**

**Barb** has been a part of WebTitle Agency since the beginning - more than 11 years now in our Abstract/Title Production Department and this is her 2nd Employee of the Month award. Barb takes tremendous pride in our company's growth as well as the consistently accurate abstract and title insurance products she pumps out everyday. Barb has helped cross-train several new and existing team members and is always willing to work extra hours if we are struggling with volume levels and timeline completion averages.



**Tom Cali**

**Tom** might "wear more hats" here at WebTitle Agency than just about anyone else. In addition to helping spearhead analysis/implementation of our new phone system, he provides valuable insight and relationship maintenance with IT and office equipment providers while continuing to help us grow Web by his Sales efforts. Tom proved how much this company's continued success means to him when he gave up several vacation days helping us deal with a possibly devastating server crash.



## Employees of the Month

### January 2011



**Christina  
Lundberg**

**Christina** has been with us for about a year and a half as she was part of the enormous staffing increase we saw in the Summer and Fall of 2009. Christina has worked tirelessly with various attorney client partners resolving recordability issues with Assignment of Mortgage filings, helping reduce overall turn times and improve the level of service we provide. Christina has received several positive testimonials from our clients raving about her proactive communication and organization.



**Sharon Kelly**

**Sharon** has also been with us for about a year and a half as she was also part of the enormous staffing increase we saw in the Summer and Fall of 2009. Sharon was part of the former Colony Abstract team. She has become an indispensable part of our team helping produce abstracts of title and has assisted other team members with tract searches. She is always willing to help out if volume dictates by working weekends and taking half hour lunches.

### February 2011



**Marisa Leone**

**Marisa** has been with us for about a year and a half and recently joined Tom Masters' Customer Service Department as a Coordinator after transferring from Proofing & Shipping. She has taken ownership helping to manage the backlog of Continuations as well as the normal flow of orders to and from our client and vendor partners. Her ever present smile, pleasant demeanor and willingness to help out in any department make her a favorite among her co-workers.



**Karen  
Candelaria**

**Karen** has been our Receptionist and Switchboard Operator for about a year and half. Karen has brought consistent professionalism, multi-tasking and problem solving skills to her position by offering logistical support to multiple departments everyday. Karen routinely receives glowing praise from visitors and callers helping ensure their customer service experience at WebTitle is positive.



## Employees of the Month

### March 2011



**Christine  
Liberi**

**Christine** has been a tremendous asset to both WebTitle Agency and our closely held division - Cascade Settlement Agency since coming on board last year around Thanksgiving. Boy, are we Thankful for her! She did an amazing job filling in for Danielle Snyder in our REO unit while she was out on maternity leave, garnering numerous accolades from existing and new client partners. She did the same for Pam Thomas and our Deed In Lieu unit while she was on vacation and is now Operations Manager of our REO and Cascade Settlement Units.



**Mario Iulianella**

**Mario** has since taken another opportunity with another local company, his efforts in two different departments earned him this recognition. He was in our Customer Service Department working for Tom Masters and developed a strong rapport with our clients and field vendor network before transferring into Leonna Charles' Accounting Unit last October. His ability to learn quickly, work efficiently and multi-task will leave a void here at WebTitle.

### April 2011



**Dorcas "Doras"  
Reyes**

**Doras** manages our Recording/Filing Department and this is her second EOM award. She is about to celebrate her 5th Anniversary with us in mid June. Doras embodies everything my partners and I want in a team member. Her consistent work ethic sets a standard for her team to follow, she genuinely cares about her team members and the success of this company and has been a tremendous asset to me personally of late resolving some E-Filing initiatives in downstate civil action matters.



**Pam  
Thomas**

**Pam** is a Title Examiner and came on board last September, around the same time we were able to bring in several other experienced examiners from some of our local competitors. She has had a tremendous impact on our ability to efficiently handle a surge in sometimes intricate Deed In Lieu requests, title curative issues and also added much needed additional production capabilities for a recent surge in foreclosure referral volume. We have received accolades from client partners about her responsiveness and attention to detail. She is also an Edison Tech grad so she has a special place in my heart!



## Webtitle Welcomes New Employees



**Amanda “Mandy” Schuler** has joined our Recording/Filing Department. Mandy and her husband (the Customer Service Department’s own Christopher Schuler) have a 1 year old daughter named Molly. She has a Bachelor’s degree in Sales and Marketing and previously worked in the Pharmaceutical Sales industry. Mandy enjoys spending time with family and friends as well as reading and cooking.

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**Amy O’ Connor** has joined our Title Production Department. Originally from Buffalo, Amy gained experience writing up judgments and mortgages for Iroquois Abstract, she then became an abstractor for Network Title Agency in Buffalo and at a local law firm before moving to Rochester and spending time with Crossroads. Amy is also the Events Coordinator and Promoter for TechNoir Events which does concerts, art gallery showings, fashion shows and dance parties.

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**Christine Liberi** has worked with both our Title Examination and REO Departments. Christine who lives in Gates has over 20 years of Title Industry experience. She worked in many different roles at the former First American Loan Equity Services finishing as branch manager. She also spent time at Landmark Title and as Assistant Manager at Closing USA. Christine has a Bachelor’s degree in Education from SUNY Brockport. Her interests include painting, antiquing, wine tasting, cooking, and spending time with family, friends, and her kittens. Christine is also active with the National Kidney Foundation. Many of her family members have Polycystic Kidney Disease, a genetic kidney disease. Christine has participated in annual Kidney Walk for the last six years and has served on the committee for the last three.

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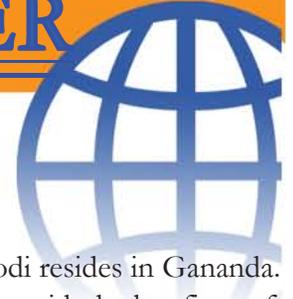


**Chun Hong Lo** has joined the Customer Service Department. A Hong Kong native, Chun moved to Fairport over twenty years ago. Chun has a degree in Computer Science from RIT and has worked for the City of Rochester and Monroe County. His interests include studying Mantis Kung Fu, competitive running, working on cars, as well as doing video work for the band Junction Five among others. Chun also enjoys discovering new music.

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**Essence King** is a new Title Examiner. A native of Albion, Essence now resides in Charlotte. A graduate of MCC, Essence has been in the title industry for seven years, most recently with Closing USA. After many years of dating, Essence and her High School sweetheart married in 2005. They have two children, Aubrea who is five and Braylon who is three. Her main interests are being a wife and mother.



## Webtitle Welcomes New Employees



**Jodi Orlando** is one of the newest members of the Title Examination Team. Jodi resides in Gananda. She has a wealth of experience in the legal and title industries. She has spent time with the law firms of Harris Beach, Phillips Lytle, Jonathan Pincus, and Hodgson Russ. She also lived and worked in New Jersey for some time. She has a 19 year old daughter Angelica who is a freshmen at MCC and plays softball there. Her son Aaron is 16 and a Junior at Gananda H.S. and plays football and lacrosse. Jodi enjoys watching her children play sports as well as playing softball herself. She is also an outstanding cook, and has a dog named Riley. She can often be seen drinking a Dunkin Donuts Iced Caramel Latte.

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**Katelin Rhodes** is a new team member in the Title Production Department. A graduate of Penfield High School Katie lived in Southern California for three years as a part of a musical outreach program where she studied and taught singing and dance. She has also studied business at Golden West C.C. in California and at MCC when she returned home. Before joining WebTitle she worked at Summit Federal Credit Union. Katie has an older sister and two cats. Her interests include shopping, dancing, animals, reading and sunny days. She hopes to someday travel Europe and see the world.

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**Laura Thornberg** will be working with the Customer Service and Abstract Departments. Laura has a grown daughter who lives in Florida. She brings 15 years of Title Industry experience to the company. She was previously an independent abstractor for WebTitle being one of her primary clients! She has also spent time with Public Abstract, Monroe Title and Four Corners Abstract. Laura enjoys reading, gardening and going to craft shows.

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**Patti Bartholomay** has joined the Abstract Department. Patti has over 20 years of experience in the abstract/title/foreclosure industry in Rochester. She has spent time with the firms of Phillips Lytle and Shapiro and DiCaro as well as Public Abstract and Landmark Title. She also was an independent abstractor in Monroe, Genesee, and Orleans Counties. Patti has a BFA from SUNY Purchase and is a graduate of the Lawyer's Assistant Program at Adelphi University. A Long Island native, Patti has lived in the Rochester area since 1989. She and her husband of 20 years Robert have two children; Robert age nine and Audrey age 6. Patti enjoys music, gardening, reading and movies. The whole family is involved with Hamlin Hornets Pop Warner football.

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**Rachel Dennehy** has joined the Title Production Department in the Proofing and Shipping group. Rachel is a Rochester, NY native but has previously lived in five other states. She has previously worked as a pre-school teacher and at an engineering firm. Rachel, her boyfriend Andy, and their four year old daughter Savannah reside in Greece.

A special welcome to our newest team members, **Danielle Jackson** of the Accounting Department, **Leeann Ramos** of the Proofing and Shipping Department, **Kirsten Lamb, Esq.**, Vice President of the Cascade Settlement Agency, and **Robbin Bourque** of the Title Examination Department.



## Employee Spotlight: Bob Hill



### Metallion "Where are they now?" by Alan Roides



WebTitle Agency proudly welcomed Bob Hill to its Business Development department in April of 2010, while he recently celebrated his one year Anniversary – this spotlight will first look back.....

“Metallion” – pronounced like medallion is where I will begin this Employee Spotlight. You should be able to see by the attached photos that Bob Hill has undergone a few changes to his appearance. Gone are the long, curly brownish-red mane, and the 80’s glam rock gear. Metallion was a rock band Bob and a few others started back in the early 80’s. They entertained local audiences with, among other staples - “Mr. Crowley” from Ozzie Osborne and once packed 600 people into a roller skating rink in his hometown of Webster. When it became clear Metallion would not later be featured in “Where are they now?” – Bob knew it was time to become part of the yuppie establishment and get a real job. That meant cutting his hair.....



Bob’s Mother Joanne worked for Monroe County in the clerk’s office where many of the local title companies leased space nearby their main offices. Bob began his almost 25 year career in this crazy industry in 1986 at Rochester Abstract, where he was trained by one of WebTitle Agency’s senior title examiners - none other than Rich Guerino. Rochester Abstract was bought Monroe Abstract which was later bought by Stewart Title. Bob’s hard work and team approach led to him becoming the Rochester/Central Region Branch Manager at Public Abstract/First American before leaving to work in Sales at Crossroads Abstract. In between that, he made a stop at Accu Data where he and I worked together along with Tim Nesbitt and Tanya Whittaker (Schlafer) in the mid 90’s.

Accu Data was a great training ground as we all learned how to manage production capacities, perform often difficult rural title searches and attend and record closing transactions in a seven county region. I fondly remember driving with Bob for 45-60 minutes first thing in the morning to various county seats and getting to know one another while enjoying the radio and reciting favorite lines from Tommy Boy. We became great friends and after we left Accu Data we often discussed a way we might work together again, timing never seemed quite right but my partners and I are very grateful he is now part of our team.

Bob and his wife Karen were married October of 1997 and make their home in Greece.

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## Employee Spotlight: Bob Hill Metallion "Where are they now?" - continued

They have 3 children – Erynn is 12, Jake is 9 and Andrew is 5. Bob said he and Karen's first date was on a nasty winter night and that they went to a movie ("A Few Good Men") and later to Chuck Charland's (Stewart/Monroe Title) house for a drink afterwards. I remember speaking with Bob when he and Karen first started dating, it was obvious how excited he was and I think many of his friends knew he had found his future wife.



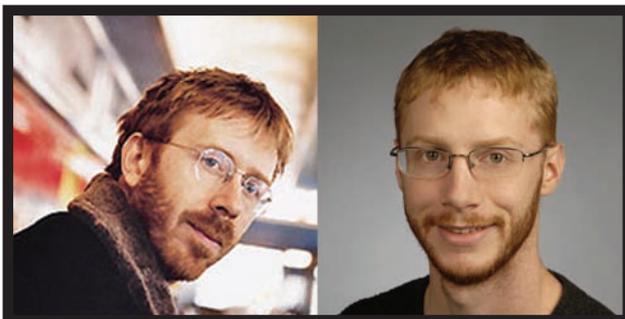
Bob mentioned that some of the things that make him most proud are the thoughtful and considerate way his children treat others as well as their determination in school and sports. He also says it is a bit weird that he notices them making some of the same goofy facial expressions that he

and his wife do. Bob says he most enjoys being involved in his children's lives, be it helping to coach their youth teams, attending games or playing video games with them like Madden 2010 or MLB 2011. Bob also enjoys golf and collecting baseball cards with his Sons, one of their favorites is a Derek Jeter rookie card.



Bob has been very active at WebTitle Agency with the Mortgage Banker's Association, CLE's with the Monroe County Bar Association as well as the Eric/Monroe Bankruptcy event at Genesee Community College in May. Bob's work ethic, easy going nature and people skills have been a tremendous asset to us here at WebTitle Agency and I am very glad we are working together again.

## Celebrity Match Up!



Trey Anastasio,  
frontman of the  
band Phish

Matt Reffner



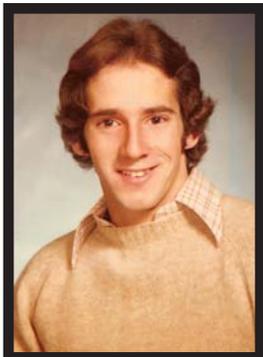
Ray Romano

Tom Cali



## Employee Spotlight: Larry Sweet A History

by Rob Salamone



Larry was born in Rochester and grew up in the Town of Gates. He attended Washington Irving Elementary, Gates Chili Junior High and Gates High School. While in high school, Larry ran track and was captain of the Spartan Swim Team. As a teenager, and into his college years, he worked at Tops Supermarket and Dox Drugs. After high school, Larry attended Monroe Community College where he studied Criminal Justice for two years. He then furthered his education by attending Oswego State University, where he studied Public Justice and Psychology for two years. Larry's studies were taking him in the direction of becoming a probation officer. After graduating from Oswego, he got a job with the Probation Department of Monroe County. This, however, was not to be. Life took Larry in another direction and he took a job as a night manager at Tops, which only lasted a few months. Larry then began working as a caretaker for children, at Hillside Children's Center. He then went to Eastside Community Center, and served two stints as a counselor.

In between his two stints at Eastside, Larry worked at Eastman Kodak. While at Kodak, he worked in the construction division as a pipe coverer, covering pipes with insulation. It was also around this time, in 1981, when Larry married his wife, Suzanne. Larry and Suzanne both met while attending Oswego. Coincidentally, she just happened to be from Gates. They both even attended middle school at the same time, but never knew each other.

In 1984, Larry began his career in the Abstract business, as an Abstractor, at a company called TRW. He then moved on to Colony Abstract. He left Colony for a short time to work at Curtis Products, where he worked with vending machines. In 1986, he returned to Colony and worked his way up from

abstractor to Supervisor, and eventually, became Title Examiner/Vice President. There he remained, until 2009, when Colony folded. It was at this time that Larry joined us, along with Andy Licherdell, here at WebTitle. During his 23 years at Colony, Larry enjoyed about the Abstract & Title Business, and sharing that knowledge with his department everyday.



During this time, Larry and his wife had two daughters, Rachel, now 25 and Becky who is 23. Rachel is currently working as a teacher's assistant in the Greece Central School District at Westridge School. She is also an elite runner, training to earn her chance to run in the marathon qualifiers for the next Summer Olympics. She needs to shave 8 minutes off of her time and will try to do that at the next Chicago Marathon. Becky is currently attending the University of Georgia and working towards her P.H.D. in Pharmacology, with a focus on breast cancer. Becky stills plays soccer for fun and also trains using Cross-Fit.

Besides working and raising a family, Larry has been a volunteer for many organizations in the Town of Greece. He was a youth coach for Youth Greece Baseball, and also for Greece Girls Soccer until



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## Employee Spotlight: Larry Sweet A History - continued

2007. From 1995-2007, Larry was also on the Board of Directors for Greece Girls Soccer. Larry still coaches in a women's league with many of his former players.

Larry was also elected to the Greece Central School Board. He held that position from 2000 to 2006. Larry told me that his tenure on the school board was very trying at times, and also very time consuming. In 2004 Larry began serving on the Board of Directors of the Greece Education Foundation. The G.E.F. is a non-profit organization that raises money to be used through a grant system within the Greece Central School District. Larry is currently the President of G.E.F, and I could tell that he was very proud of being able to help contribute toward such a worthy cause.

Larry is also a self taught photographer. In 2007, he started his own company called "Sweet Images". Larry loves taking pictures, and displays his work on his cubicle walls. Larry and his wife love to travel, and have been to places such as Italy, Arizona,

Disney World, Boston, Chicago, Hawaii and San Francisco. They often, turn trips to see Rachel run, into mini vacations where Larry can take pictures. In 1997, Larry traveled to New Orleans where the Green Bay Packers defeated the New England Patriots 35-21. Larry took part in Super Bowl festivities all week, but getting a ticket to get in to the stadium was hard to come by.

Currently, Larry manages the Abstract side of our Search Department here at WebTitle. So, the next time you see Larry



commiserating, or celebrating with Tom Cali about the most recent Packers game, ask him to show you some of his photos, tell you about Hawaii, or how his daughter's quest for the Olympics is going. You can even ask him about his recent Super Bowl week trip to Dallas, you'll be glad you did.

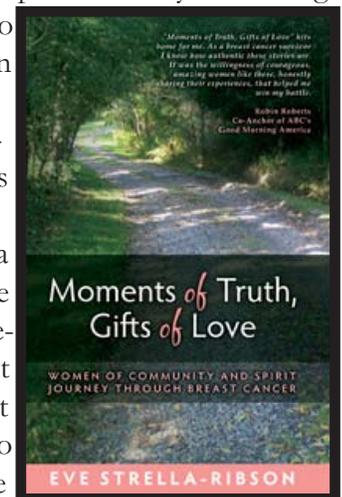


## WebTitle's Margaret Schuler Contributes to Breast-Cancer Survivors Book

by Jason Marsherrall

Margaret Schuler a valued member of the WebTitle team who has contributed to various company departments also recently became an author. She was one of 19 breast cancer survivors who shared their journeys in the book Moments of Truth, Gifts of Love: Women of Community and Spirit Journey through Breast Cancer by Eve Stella-Ribson. Margaret first heard about the possibility of the book being written back in February 2010, and in April of that year she submitted her own story. Margaret's story and those of the other 18 contributors were collected by the author and formulated into the book. Margaret and her family got a chance to finally see the book and meet many of the other contributors at a book signing event at the Pluta Cancer Center this March. Margaret said that finally seeing the

book in print was quite an emotional moment and she hopes the book will serve as inspiration to anyone battling breast cancer and all those who have been affected by it. On April 27th, Margaret had a chance to participate in another book signing at Holy Cross Church Gift Shop on Lake Avenue in Rochester with extra proceeds being donated to the Breast Cancer Coalition of Rochester. The book is available at [www.amazon.com](http://www.amazon.com). Margaret is married to Matt Schuler who is a Partner and the Chief Title Office at WebTitle Agency. They have two children: Olivia and Zachary.





## ACS Memorial Tree Displays Hope

by Jessica Reffner

Most of us know the popular children's story *The Giving Tree* by Shel Silverstein. In the story, the tree loves a little boy, and gives to the boy to help him in life and to make him happy. By giving to the one that the tree loved, the tree was able to be happy, and in the end, the boy and the tree were together, even though the tree was only a stump, and the boy was now an old man who only wanted to sit and rest. Every year WebTitle Agency participates in the ACS Making Strides walk in October, and as a part of that sponsorship we facilitate the Memory/Memorial Tent. The Memorial Tent is located directly next to, and sometimes attached to the Survivor Tent. It is in an area that allows cancer survivors and families who have lost the battle against cancer an outlet to leave their mark, to bring notice to a lost love one on something permanent and tangible. In years past we have had quilts donated by the Irondequoit Quilt Club at the tent for the participants to sign and leave messages of love and encouragement. These quilts now line the walls of Webtitle Agency, The Wendy Cancer Treatment Center, the American Cancer Society/Lake Region Offices, and other locations in the area. The 2010 Making Strides walk held in downtown Rochester had over 9,000 participants and raised over \$808,000.00! It was time for us to do something

new ...participants were given pink leaves to leave their messages on, and WebTitle Volunteers received these leaves and put them on a large metal tree for them to be displayed from. The ACS Memorial Tree is currently in the front entrance to WebTitle's first floor offices at 69 Cascade Drive. The Tree holds the hopes, and the love of Rochester brothers, sisters, Mothers, Fathers, friends and neighbors. The messages are ones of enduring love, and are gifts of the survivors of cancer, and gifts from the survivors of the devastation cancer leaves behind. The Tree in the story did not love to get anything back from the object of her affection, but she gave and she loved; her boy left for years at a time, but her love for him never left. Rochester is a community of love, it shows when our Mothers, Sisters and daughters give their hair or when cancer takes it, they still love, when the treatments take away their energy and health, they still love, when they go to a place with no pain, and no suffering, they still love. That is how we survive. We invite you to come see our giving tree, it gives hope, it gives an account of lives affected by the struggle of cancer, it gives resolution, and it is a symbol of what the great City of Rochester will give and fight for every October.



## THE REAL STORY OF HARRY POTTER - Part I

### !!!!EXCLUSIVE STORY!!!

by Kevin Masters

**How a plan to erect a cell tower on Hogwarts ultimately leads to Lord Voldemort's ownership of the castle! How 'The Dark Lord' was grossly maligned by the Potters, J.K Rowling, the media, and the press and how that when down on his luck as a title-examiner in the little county in Scotland where he lived, he uncovered mismanagement, fraud, intimidation, and a series of title issues ultimately leading to foreclosure on the beloved school!**

Imagine my utter dismay late last year when I received an envelope in the mail from a T. Riddle with a round trip airline ticket to Black Lake, Scotland and a letter inside requesting a meeting with me so he can disclose all in an exclusive interview about the true story of how he was unjustly portrayed in the Harry Potter series of books and how, in fact, he came, in reality, to own Hogwart's Castle after suing J.K. Rowling for libel and becoming the highest bidder in a contentious foreclosure auction of the now world-famous property. Could this be, in fact, Tom Riddle, Lord Voldemort, the Dark Lord, "He Who Must Not Be Named", requesting a parley with me to discuss the true events that inspired one of the most popular and beloved franchises of all time??? There was only way to find out, and herein, I shall disseminate my account of the events that unfolded and the shocking truth will be revealed.



I shall not bore you with the details of the flight, but instead move right to the setting of this interview which took place in one of the common rooms of the great building itself with an impressive fire crackling loudly in a large hearth and Lord Voldemort situated on of the sofas with a glass of brandy in his hand that he was

idly swirling while he fixed a gaze into the flames. He immediately struck me as appearing dissimilar than he was portrayed in the latter movies. He was tall and lean enough, that was easy enough to tell even with him sitting, but he seemed to possess darker skin color that was not afforded by the pall of the room, but a healthier tone, and more surprising, his face boasted a nose, quite bent, but most definitely intact. He immediately sensed that I was sizing him up against his infamous commercial doppelganger and forestalled any further scrutiny by suddenly opening our discourse.

D(ark) L(ord): "Ah, your eyes are not deceived by a charm, this is how I appear to the gaze that is not bewitched, be it by my craft or by some film-studio's. Just one of many departures from the 'facts' penned by that libel and slander spewing J.K. Rowling, I can assure you. Now, if you want to talk about real witches ....but wait, I get ahead of myself. My apologies, Mr. Masters, please make yourself at home. Can I offer you a drink? You look like a gin and tonic man, am I correct? But of course I am. I am sure you have many questions that you hope to have answered here today. To start, you may be more than a little curious to why I asked you to present my story to the general public. To be honest, in some ways I am eccentric, and I find that I have particular, sometimes peculiar tastes. I was forwarded a copy of your company's newsletter, The Website Ex-Mariner you call it?, by my sister's kid, Frankie, over in the States that works at one of those barrister firms in your city. Dorchester is it? You may know him; he plays rugby, which is as rough as badminton, when compared to Quidditch, by the way. How do you think I got this nose, a facial

**continued on next page...**

# THE WEBSITE EXAMINER

## THE REAL STORY OF HARRY POTTER - Part 1 - Continued



feature I imagine you didn't expect to encounter? That damned Rowling. Getting back to point, I read a couple of articles you wrote and said to myself, "This is the chap for me; mind you a man with obviously no English degree, no regard or understanding of conventional syntax, grammar, or sentence structure, but who with wit and charm is not afraid to go against conventional wisdom, challenge authority and push the envelope to encourage his readers to looking at things from another angle." The fact that you love run-on sentences like a parent loves an only child is unacceptable, but a necessary evil to disentangle on your reader's part, I suppose. But it was the turning point of my life that I felt you can relate to, taking in account the industry you work in, that ultimately led me to my decision, as it was a title search, something that I believe you are familiar with, that I did that reversed my fortunes during the darkest days of my life."

I was not sure if I understood this last statement, did the just say he did a 'title search'? The bewildered expression on my face betrayed me and compelled him to continue. D.L. "Perplexed? Don't be, though it's understandable." Rising from the sofa as if to emphasize his point, he went on, "You can clearly see for yourself that I am not a grotesque, wretched, asthmatically sounding, and ghoulishly pale demon with a face like the Great Sphinx, bereft of its nose. True, I could have made few more appointments with the family dentist, but this frame and tan I sport are attained by many hours a day on the Quidditch pitch, and several weeks a year in the Caribbean; the former affording me a handsome trophy room next to my study, the latter culminating in trophies such as you see above the hearth."

It is difficult to imagine that I failed to note the fifteen foot, 800 plus lb. swordfish perched above the mantle of great fireplace, but then again, my primary focal point was not on the decor as much it was the wizard. It was this moment that my voice made its debut with a few words, "Impressive. I didn't know that you were quite the sportsman," I managed, leading my loquacious host, as if on cue, to a seemingly rehearsed,

yet most impassioned diatribe.

'Oh, please don't tell me you didn't divine from those sensationalistic books and films the Dark Lord's true nature! How can your host be anything other than a baby-scarring, parent murdering, megalomaniac with powers and minions of pure evil at his command, find time for sport-fishing, manage his uncle's vineyard, volunteer as a mentor for troubled teenagers, host a book club two-times a week, become a self-taught title-examiner and grow world-record sized pumpkins in a meticulously tended vegetable garden at Hogwarts itself? It is true that in my youth that I could be regarded as some sort of a reprobate. I thought I was cool, as I was into the 'Punk Rock' scene during its heyday, hanging with what can be considered a 'sketchy' crowd, with a penchant for mischief, mostly fueled by alcohol, that included a little property damage and other minor transgressions, all while roaming the streets from London to Edinburgh on a custom-made Harley-Davidson chopper. But it was my relationship with the Potters, and desire to own this castle ever since I was a poor student here at Hogwarts, that nurtured J.K. Rowling's depraved and false accounts. J.K. Rowling, a family friend and apparent 'biographer' of that arrogant, manipulative, greedy family of your beloved Harry. You Americans especially, present company excluded, are a gullible lot. Mind you, I have since settled with her, affording me the means to allow me to address you from within this wonderful castle which I can claim to be mine in title. The story is long and I will abridge it the best that I am able.'

**continued on next page...**



## THE REAL STORY OF HARRY POTTER - Part 1 - Continued

It was at this moment I heard a muffled sort of vibrating, like that of a concealed cell-phone. "An electronic device, here?", I wondered to myself. Sure enough, Voldemort produced a cell-phone from the folds of his cloak. As he was looking at the text he must have received he nodded his head up and casually offered, "Cell tower on top on one of the parapets. Like I said, 'long story'. Ah, it is Bellatrix!, reminding me to stop over later for the "Sons of Anarchy" marathon tonight. Some wine, and the first couple of seasons on D.V.D., wonderful! I had quite forgotten. You are welcome to come over, Mr. Masters. Bella is nothing, if not a gracious hostess. Fond of dinner parties, that one."

The Dark Lord must have forgotten that he scheduled my return flight back to the states five hours after I arrived, so I politely declined.

D.L "Damn! I purchased the tickets on-line. How I hate bloody computers! Well, let's get to it then, shall we? I will not have you come all this way for nothing, get your quill out, for it is time to set the record straight."

TO BE CONTINUED!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

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## WebTitle Hosts Monroe County Bar Association Young Lawyers Section Happy Hour

WebTitle Agency recently sponsored a hoappy hour for the Monroe County Bar Association Young Lawyers Section at Scotland Yard Pub on St. Paul Street in Rochester. The event was open to any young professionals. Memberships to the Monroe County Bar Association Young Lawyers Section is open to young attorneys admitted to the bar within the last 10 years or who are 36 or younger.



WebTitle Agency Title Counsel Mike Fame, Esq., WebTitle Title Examiner John Villani, Esq., Victoria S. Gleason, Esq. of The Wolford Law Firm, LLP, Former Vice President of Cascade Settlement Agency and Counsel Kristen Phillips, Esq., Timothy Lyster, Esq., Federal Court Law Clerk



## Restaurant Review: SEA

by Elissa Sundman

If you're anything like me, you'll use any excuse in the book to go out for a tasty meal. I suggest you try out South East Asia, or "SEA". This, small, unassuming and aptly named, restaurant located at 741 Monroe Avenue serves up authentic South East Asian cuisine. The menu is modest, with a few classics such as Pad Thai and Stir Fries galore. But the true beauty of this menu lies with the Pho. Pho is a Vietnamese soup that usually consists of beef broth, noodles, some sort of meat and sometimes onions. It is served with bean sprouts, thai basil, a lime wedge, and a hot pepper on the side. My favorite by far, is #11A, Pho Tai with thin sliced Eyeround steak. When one of the smiling waitresses brings you the comically oversized bowl, the aroma of the broth hits you immediately. It is a wildly flavorful broth that is soaked up by everything else in it

making the whole dish overwhelmingly delicious.

My husband's favorite (he quite literally has never ordered anything else) is the BBQ meat and rice dish. Don't be fooled by the name; this is no southern-style BBQ sauce slathered meat like you will find at Dinosaur. Rather, it's a choice of grilled chicken, pork or beef, marinated in a mild, yet delicious Asian sauce, on top of a bed of white rice with a modest salad on the side. You have the option of getting a fried egg on top as well. For such a simple dish, it's really carried by the sauce. This sauce is magic. It is some sort of mixture involving fish sauce and oils.

They also have a variety of interesting beverages, including Jasmine iced teas and more traditional dharram fruit smoothies.

## WATER! Think again before you grab that Cola.....

by Christine Liberi

The human body is made up of over 2/3 of water. Your muscles are 75% water, your brain is 90% and your blood is 83% water. Water does not just quench our thirst, but helps maintain some vital functions within our bodies:

- Moisturizes the air in your lungs
- Regulates body temperature
- Assists the kidneys in detoxifying our bodies – the more you drink; the easier this process is on your kidneys
- Aids in digestion and absorption of food
- Helps to cushion joints

We have all heard of dehydration, but did you know you can get physically sick if you are dehydrated? Check out some of the signs and side effects of dehydration:

- Tiredness and Fatigue
- Muscle Cramps
- Digestion Issues
- Migraines
- Dry Skin
- Kidney Problems

The Institute of Medicine recommends that men consume approximately 3 liters (13 cups or 104 oz.) per day and that women consume approximately 2.2 liters (9 cups or 72 oz) per day. If you are ill, exercising, or pregnant you should increase your intake by at least another 16 oz.

Many people want to know if they can consume "other" liquids to meet their quotas. Some experts say yes, but you need to be careful of the choices you substitute. Coffees and teas contain caffeine which is not a good alternative. Juices contain high levels of sugar, and diet drinks have chemicals and artificial sweeteners, neither of which is recommended. Therefore, if you choose to substitute, remember the golden rule of moderation!



## Be Brave. Make Pasta.

by Pam Keebler

Well, we made it through the winter. And even though comfort food season may be over, if you're anything like me you can always find an excuse to make one of my favorite home cooked foods: Pasta. (Yes, from scratch.)

Making your own homemade pasta dough may sound scary, but it's simple, inexpensive and incredibly versatile. Now when I say inexpensive, I mean you can feed 30 of your closest friends for about \$0.32 per person. If you spring for the "fancy" flour, it bumps up the cost per serving to a whopping \$0.39. Sure, you can buy a box of dried linguine and feed your 30 friends for \$0.12 per person, but once you taste the homemade version you'll never go back. Just trust me on this. Moving right along...

After toying with ratios for the last couple of years, this is my personal favorite recipe:

4 cups all purpose OR unbleached bread flour  
4 whole eggs plus 2 yolks  
1 tablespoon extra virgin olive oil  
8 tablespoons of lukewarm water

In either a large bowl or on your countertop (traditional method) make yourself a little mountain of flour and create a "well" in the top with your hand. In a separate bowl combine your eggs, extra virgin olive oil and water and whisk with a fork until combined. Pour the egg mixture into the flour a little bit at a time and using your fingers mix until the liquid and the dry ingredients begin to come together. The best tools for mixing are your hands so don't bother being shy about it- dive right in! When your dry and wet ingredients are loosely incorporated, turn the dough out onto a clean, lightly floured counter top and knead for 15 to 20 minutes until dough is silky and elastic. The dough will most likely start out looking flakey and a bit too dry, but with a bit of work it will begin to come together. If you find that the dough really is too dry, you can add a little water, but only 1 tablespoon at a time! You don't want your dough to be mushy and sticky- it should be smooth and soft to the touch and not sticking to your fingers. On the other hand, if you find that your dough is too moist you can add a bit of flour. With some practice you'll know exactly what needs to be done to get your dough to the perfect consistency. When you're finished kneading, shape the dough into a ball, wrap it tightly in plastic wrap and place it in your refrigerator to rest for about an hour.

Once you have the dough made, there are a million things you can do with it. No, you don't need a pasta machine! Bust out your trusty rolling pin and a pizza cutter to make linguine, or roll out some sheets for lasagna, stuffed pasta, or ravioli. The thickness of your pasta is a matter of personal preference so don't be afraid to experiment. You can roll it out super thin for linguine, or keep it a little thicker for ravioli and lasagna noodles. If you want, you can forego the rolling pin entirely and use your fingers to press out small flat discs for soup noodles, or use a cookie cutter to make fun kid-friendly shapes out of a flat sheet of pasta. To cook, simply boil your pasta in salted water for 2 to 3 minutes. Fresh pasta cooks quickly, so keep an eye on it! When it's finished cooking, carefully strain it and top with butter, sauce, cheese, etc. Whatever you like! The above recipe is a reasonable portion for 6 people or an enormous portion for 4 people. It's also enough pasta for one exceptionally large lasagna.

I hope there are least a few brave souls out there who decide to give this recipe a try. I promise you won't regret it! If you have questions, need ideas, or just want a pep-talk before making your first attempt at homemade pasta, you can find me hanging out with the rest of the foodies up in the tax department. Happy cooking!



## Hillside Special Santa Program

by Sarai Santiago

WebTitle Agency got into the spirit of giving this past holiday season by participating in the Hillside Special Santa Program for the second consecutive year. For local families in crisis, the holidays can be a time of hardship and disappointment. We reached out to local children and families this holiday season with our donation of gifts, cash, or grocery gift cards. A large percentage of the families we helped were right here in our own community. We “adopted” four local families and decided to have a “Hillside Holiday Tree” where team members would come and pick a name from the tree and purchase the gift desired. It was such a success that within a few days there were no names left on the tree and we decided to adopt additional families.

This year The Hillside Family of Agencies served more than 5,900 children and 4,000 families celebrated their holidays with toys, warm clothing, books, dolls, and games. Teens are enjoying their music, jewelry, books & journals, hoodies, hats & gloves and colognes. Families were thrilled with their grocery gift cards and we were thrilled with cash donations to purchase what was needed most. Because of the generosity of the WebTitle family, there were a few more smiles on the faces of Rochester children this Holiday season. Special thanks to Shana Nesbitt, Rachel Maryjanowski and all the “Special Santas” who made this event a success.



## Celebrity Match Up!



The Situation  
& Snooki

Mike LaTona &  
Marisa Leone



Kate Middleton

Allyson Treece



## WebTitle Superbowl Party

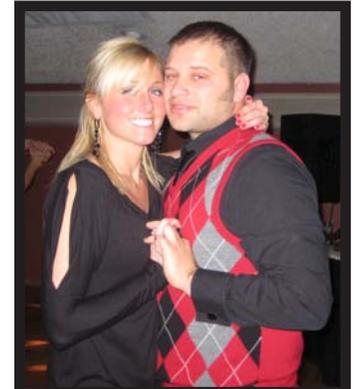
WebTitle had a “Super” time preparing for the big game. If you didn’t already know, football season is very popular at WebTitle Agency. Some team members participate in a weekly “pick em” sheet to prove gridiron knowledge supremacy. Others just like to sit back and watch on Sundays. However, it doesn’t get any bigger than the company’s pre-Super Bowl party the Friday before the game. This year’s event featured a scrumptious lunch of pizza, wings and all kinds of homemade and store brought treats. Team members also dressed up in their favorite team’s gear. This year there was even a contest for the most team spirit. There were jerseys, hats, and sweatshirts representing many of the league’s teams. Even the Bills! At day’s end though Lauren Piazza of the Recording Department was awarded the most spirited. Her affection for the Packers was quite apparent and she even made Green Bay cupcakes. Perhaps the most team spirit though belonged to Larry Sweet, co-manager of the Abstract Department. Larry missed the party all together, but with good reason. He and his wife made the trek to Dallas to root on his Packers right in the city of the Super Bowl. It must have helped, as his team took home the trophy. A great time was had by all and we look forward to another great Super Bowl event in 2012.



# THE WEBTITLE EXAMINER

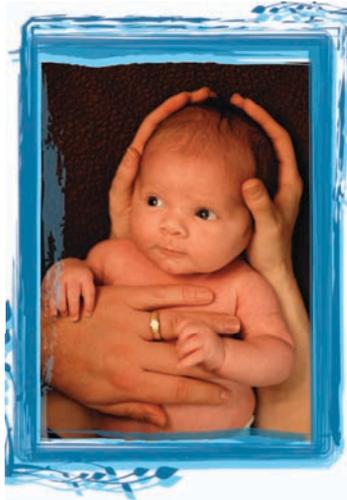


WebTitle Holiday Party, 2010  
at Glendovers in Penfield

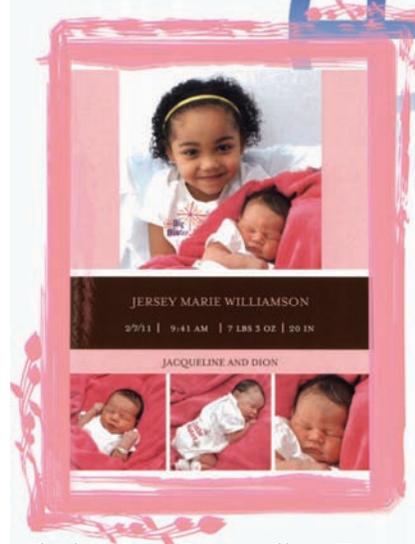




## Baby Crazy!



Congratulations to Danielle Snyder, REO Department Manager and her husband Jeremy on the birth of their son David Michael Snyder, born January 25th 2011, 8 lbs 2 oz.



Congratulations to Recording Department Coordinator Jackie Welch and Dion Williamson on the birth of their daughter Jersey Marie Williamson, born February 7, 2011 and was 7 lbs 3 oz, and 20 inches long. Josselyn Olivia Williamson is Jersey's proud big sister.

**Congratulations to Jamie Pizzo, Heidi Zimmer, and Jessica Scally on their recent additions to their families! Also a big congratulations to Jessica and Matt Reffner, and Kevin and Mindy Masters who are expecting their first baby!**

## Celebrity Match Up!



Tim Robbins

Keith Alexander



Regis and Kelly Ripa



Regis and Dena Leone

# THE WEBTITLE EXAMINER



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