N.Y. REAL PROPERTY LAW JOURNAL INDEX (1998-present)

Title	Author	Vol.	No.	Issue	Yr.	Pg.
Response of Attorney General Dennis C. Vacco: Preparation of Purchase and Sale Contracts by Real Estate Brokers	Vacco, Dennis C.	26	1	WINTER	1998	3
U.S. Supreme Court Decision Gives Municipalities Greater Control Over Land Development Proposals by Religious Organizations	Sachs, Beth P.; Sachs, Joel H.	26	1	WINTER	1998	7
How Far Can Courts Stretch *BFP v. RTC* Before the Supreme Court Speaks Again?	Pieper, Troy Gardiner	26	1	WINTER	1998	10
Ethics Opinion 693: Nonlawyer Employees; Escrow Accounts; Attorneys Signature		26	1	WINTER	1998	16
Ethics Opinion 677: Delegation of Lawyer's Duties to Paralegal		26	1	WINTER	1998	17
Authorized Signatories on Escrow Accounts: Ethics Opinion 693 is Misplaced	Coffey, Peter V.	26	1	WINTER	1998	19
Recent Amendments to New York Law		26	1	WINTER	1998	20
Bergman on Mortgage Foreclosures: Assignment of Rents—What's It Worth?	Bergman, Bruce J.	26	1	WINTER	1998	21
A Look at Yield Spread Premium	Hall, John G.	26	2	SPRING	1998	39
Mortgage Contingency Clauses: Courts Favor Purchasers	Holtzschue, Karl B.	26	2	SPRING	1998	53
Bankruptcy Remote Clauses Are Not Ironclad	Rubin, Paul	26	2	SPRING	1998	59
Calculation of Referee's Fees Upon Sale of Real Property Pursuant to a Judgment of Foreclosure and Sale	Jones, Barry J.	26	2	SPRING	1998	61
No Lawyers Needed	Hanson, Harold C.	26	2	SPRING	1998	63
SalesNet Project	Szwedo, Paul	26	2	SPRING	1998	65
Notes from the Chair of the Real Property Law Committee of the Association of the Bar of the City of New York	Stern, Mindy H.	26	2	SPRING	1998	67
Recent Amendments to New York Real Property Law Acknowledgement Forms		26	2	SPRING	1998	68

New York City Watershed Agreement Provides Guidelines to Municipalities, Property Owners and Environmental Organizations	Sachs, Joel H.	26	3	SUMMER	1998	79
Ruling on Debt Collection Law Threatens Dispossess Practices	DiGennaro, Janice J.	26	3	SUMMER	1998	81
The Enforceability of Due-on-Encumbrance Clauses	Croft, David J.	26	3	SUMMER	1998	84
Disclosure Requirements for Foreign Investors in the United States	Blyth, John E.	26	3	SUMMER	1998	89
Publishing the Summons (Bergman on Mortgage Foreclosures)	Bergman, Bruce J.	26	3	SUMMER	1998	105
"Due-On" Clauses: Are They Enforceable?	Blyth, John E.	26	4	FALL	1998	115
Hotel Investment and Lending Issues on the Downward Curve	McDaniel, K.C.	26	4	FALL	1998	128
Insurance Issues Related to Year 2000 Exposures	Reddy, Paul F.	26	4	FALL	1998	134
Whither the Consolidation Agreement? The Consolidated Note Triumphant	Forte, Joseph P.	26	4	FALL	1998	144
Bergman on Mortgage Foreclosures: Lis Pendens and the Order of Reference	Bergman, Bruce J.	26	4	FALL	1998	148
1998 Mortgage Loan Opinion Report (Supplement)		26	4	FALL	1999	
What Lender's Counsel Should Know About Loss Under a Mortgage Title Policy	Yorio, Albert E.	27	1	WINTER	1999	3
Non-Judicial Foreclosure of Commercial Mortgages Pursuant to Article 14 of the Real Property Actions and Proceedings Law	Fries, Richard S.	27	1	WINTER	1999	8
Deeds in Lieu of Foreclosure	Gardella, William P.	27	1	WINTER	1999	12
Spelling Counts When Searching Title	Jakoby, Arthur G.	27	1	WINTER	1999	16
LaSalle Update . . . Crucial U.S. Supreme Court Decision Will Significantly Affect Real Estate Investments	Zinman, Robert M.	27	1	WINTER	1999	19
The STAR Tax Exemption	Pedowitz, James M.	27	1	WINTER	1999	22
New York State Title Insurance Industry Proposes Continuation of Title Insurance Coverage	Colavito, William A.	27	1	WINTER	1999	27
Bergman on Mortgage Foreclosures: When a Prior Action is Pending—A Matter of Strategy	Bergman, Bruce J.	27	1	WINTER	1999	28

Using Voluntary Cleanup Agreements to Increase the Bankruptcy Pie—Not a Half-Baked Idea	Gershon, Andrew J.	27	2	SPRING	1999	43
Adventures in the Mortgage Trade--A Case Study in Legal Ethics	Green, Bruce A.; Stein Joshua	27	2	SPRING	1999	49
Ethics and Professionalism	Holtzschue, Karl B.	27	2	SPRING	1999	61
Ethics Opinions 705 (43-97), 706 (19-1998), 707 (28-1998), 709 (55-97), 710 (35-1998)		27	2	SPRING	1999	69
Bergman on Mortgage Foreclosures: When the Mortgage Assignee Does Not Have to Be Substituted	Bergman, Bruce J.	27	2	SPRING	1999	76
Report from Real Property Section Committee on Professionalism Concerning Executive Committee's Survey of Real Estate Practices		27	2	SPRING	1999	78
Questionnaire to District Representatives--Real Estate Closings and the Unauthorized Practice of Law		27	2	SPRING	1999	79
Peconic Bay Transfer Tax Legislation	Mitzner, Melvyn	27	3	SUMMER	1999	88
LaSalle and the Future of Real Estate Investments	Zinman, Robert M.	27	3	SUMMER	1999	91
Another Blow to a Municipality's Tax Base—New Owners of Generating Facilities May Be Denominated Article 9-A Corporations and Thereby "Exempt" from Real Property Taxation	Hovancik, Damian; Lansing, Mark D.	27	3	SUMMER	1999	95
Utility Valuation Following Deregulation Revisited as Court of appeals Speaks on Utility and Commercial Property Valuation in Tax Certioraris	Lansing, Mark D.	27	3	SUMMER	1999	101
Lenders Awarded Post-Foreclosure Rights	Kingsley, Howard W.	27	3	SUMMER	1999	107
Residential Building and Zoning Checklist	Grossman, James S.	27	3	SUMMER	1999	110
Post-Closing Improvements to Real Property May Diminish Owner's Title Policy Coverage	Petrillo, Joseph S.	27	3	SUMMER	1999	112
Bergman on Mortgage Foreclosures: Assault on Foreclosure Judgment Interest	Bergman, Bruce J.	27	3	SUMMER	1999	114
Tenant's Checklist of Silent Lease Issues	NYSBA Real Property Law Section Commercial Leasing Committee	27	4	FALL	1999	123

Department of Taxation and Finance rulings on commercial Credit Line Mortgages	Berey, Michael J.	27	4	FALL	1999	139
When Co-Insureds Go to War	Jakoby, Arthur G.	27	4	FALL	1999	145
The Nassau County Transfer Tax	Mitzner, Melvyn	27	4	FALL	1999	147
A Seller's Best Defense: Carefully Drafted Brokerage Agreements	Gerstel, Linda	27	4	FALL	1999	152
MetLife Capital Financial Corporation v. Washington Avenue Associates, L.P.	Newman, Jeffrey H.	27	4	FALL	1999	154
Bergman on Mortgage Foreclosures: The Scheme Which Can Provide a Defense	Bergman, Bruce J.	27	4	FALL	1999	157
What Title Insurance Does Not Cover	Pedowitz, James M.	28	1	WINTER	2000	3
Impending Revision of New York's UCC Article 9 Presents Many Cooperative Apartment Issues	Miller, Joel E.	28	1	WINTER	2000	10
Adventures in Home Sales: A Case Study in Legal Ethics	Holtzschue, Karl B.	28	1	WINTER	2000	16
The Ethical Real Property Lawyer	Coffey, Peter V.	28	1	WINTER	2000	23
Bergman on Mortgage Foreclosures: When They Finally Render Low the Bad Guys	Bergman, Bruce J.	28	1	WINTER	2000	28
Real Property Law Section Historic Preservation Trip to Chicago an Unqualified Success	Sachs, Joel H.	28	1	WINTER	2000	29
Solving the Mortgage Tax Barrier to Defeasance in New York	Forte, Joseph Philip	28	2	SPRING	2000	36
Chinese Walls of Dubious Value in New York State	Blyth, John E.	28	2	SPRING	2000	41
Did the Appellate Term in *Paikoff* Come to the Right Conclusion as to Who Is a "Non-Purchasing Tenant?"	Miller, Joel E.	28	2	SPRING	2000	44
In the Fight to Streamline Single Asset Real Estate Bankruptcies—Dangerous and Disturbing Arguments	Zinman, Robert M.	28	2	SPRING	2000	56
Recent Cases of Interest: Town Board's Rezoning of Golf Course Not Considered Regulatory Taking		28	2	SPRING	2000	59

Recent Cases of Interest: Lenders May Be Unable to Prosecute False Statements on Loan Applications if a Form Question Is Fundamentally Ambiguous		28	2	SPRING	2000	60
Bergman on Mortgage Foreclosures: The Irksome Case of the Hyperactive Referee	Bergman, Bruce J.	28	2	SPRING	2000	61
Nuggets of New York Commercial Mortgage Law and Practice (A to Z)	Stein, Joshua	28	3	SUMMER	2000	75
Real Estate Transfer Taxes: The Mere Change Exemption and Controlling Interest Transfers	Berey, Michael J.	28	3	SUMMER	2000	87
When Does Coverage Continue Under an Existing title Insurance Policy?	Bagwell, Marvin N.	28	3	SUMMER	2000	89
The Nassau County Fiscal Problems—Sui Generis?	Santemma, Jon N.	28	3	SUMMER	2000	94
The New York State Low Income Housing Tax Credit: Encouraging Private Investment in Affordable Housing	Hicks, Steven	28	3	SUMMER	2000	97
Bergman on Mortgage Foreclosures: Effect of an Appeal on a Foreclosure	Bergman, Bruce J.	28	3	SUMMER	2000	100
Recent Legislative Activity Sparks Debate of Real Property Disclosure	Barletta, T.; Kennedy, Ronald F.	28	4	FALL	2000	106
2000 NYSBA Residential Contract of Sale: Mortgage Commitment Contingency Clause and Other Changes	Holtzschue, Karl B.	28	4	FALL	2000	107
The Guaranty Agreement in Loan Transactions	Gardella, William P.	28	4	FALL	2000	114
Vouching-In: The Key to the Sublessor's Defense of a Sublessee's Warranty of Habitability Counterclaim	Loughman, Edward D., III	28	4	FALL	2000	121
Going National	Corbett, Michael L.	28	4	FALL	2000	123
A Brief Primer on Encroachments	Lawrence, Ruddick C., Jr.	28	4	FALL	2000	124
Bergman on Mortgage Foreclosures: Deficiency Judgments and the Workout Agreement	Bergman, Bruce J.	28	4	FALL	2000	128
New York City's Other Appellate Term Disagrees With Paikoff as to Who Is a "Non-Purchasing Tenant"	Miller, Joel E.	29	1	WIN/SPR	2001	3

The Right of Self-Help in the Residential Landlord-Tenant Context	Curtis, Mary H.	29	1	WIN/SPR	2001	10
The Tale of Camp Rural Retreat, or Why Real Estate Brokers Should Not Be Involved in the Preparation [or Execution] of Contracts of Sale for Real Estate Transactions	Konner, Dennis A.	29	1	WIN/SPR	2001	14
Continuous Use or Operating Covenants: Express and Implied	Blyth, John E.	29	1	WIN/SPR	2001	16
Bergman on Mortgage Foreclosures: The Judgment Is Final	Bergman, Bruce J.	29	1	WIN/SPR	2001	24
Basics of Revised UCC Article 9	Berey, Michael J.	29	2	SUMMER	2001	31
The New Cooperative Apartment Contract of Sale	Berkey, David L.; Kahn, Ronald S.	29	2	SUMMER	2001	34
Appendix: Contract of Sale		29	2	SUMMER	2001	39
Owners Renting Illegal Apartments May Be in for More Than They Bargained For	Lee, R. Randy	29	2	SUMMER	2001	50
The Demons of Recordation	Rifkin, Bernard M.	29	2	SUMMER	2001	55
Conveyancing (Deeds): An Annotated Outline	Pedowitz, James M.	29	2	SUMMER	2001	58
Bergman on Mortgage Foreclosures: Mortgage Modification and the Mortgage Tax	Bergman, Bruce J.	29	2	SUMMER	2001	64
New York Small Business Market After 9/11	Steinberg, Paul	30	1	WINTER	2002	3
Real Property Questions and Answers on the World Trade Center Tragedy from the State Bar Web Site	Leeds, Matthew J.	30	1	WINTER	2002	8
Property Condition Disclosure Act Enacted	Holtzschue, Karl B.	30	1	WINTER	2002	15
FannieMae/FreddieMac Mortgage	Baum, Steven J.	30	1	WINTER	2002	26
Bergman on Mortgage Foreclosures: Thanks for Nothing (Or, the Danger of Being Gracious to Borrowers)	Bergman, Bruce J.	30	1	WINTER	2002	35
Habitability Issues at Ground Zero: Reconsidering Real Property Law § 235-b in the Wake of September 11th	Berg, Jay	30	2	SPRING	2002	43
Insurance Issues Resulting from the Attack on America--September 11, 2001	Branigan, James E.	30	2	SPRING	2002	51

City and State Rulings Open the Door for Synthetic Leases in New York	Stein, Joshua	30	2	SPRING	2002	55
Federal Preemption of Real Estate Lending Activities of OTS Regulated Lenders	Hall, John G.	30	2	SPRING	2002	59
Housing Cooperatives: Ownership by Trusts: A Retrospective and a Forecast	Rosenbloom, Anita; Siegler, Richard	30	2	SPRING	2002	65
Have Reports of the Death of the Duty to Mitigate in New York Been Greatly Exaggerated? A New Interpretation of *Holy Properties Ltd., L.P. V. Kenneth Cole Productions, Inc.*	Jason Kee Low	30	2	SPRING	2002	77
Real Estate Developers: Don't Buy the Farm!	Kern, John D.	30	2	SPRING	2002	82
Bergman on Mortgage Foreclosures: Non-Judicial Foreclosures Renewed in New York	Bergman, Bruce J.	30	2	SPRING	2002	88
New York State Bar Association Committee on Professional Ethics	Coffey, Peter V.	30	2	SPRING	2002	89
Bar Association Announces Web Site Redesign	Berey, Michael J.	30	2	SPRING	2002	91
Property Condition Disclosure Act: Another Interpretation	Krieger, Abraham, B.	30	3	SUMMER	2002	100
Property Condition Disclosure Act: Implications of the $500 Credit	Holtzschue, Karl B.	30	3	SUMMER	2002	100
Abusive Bankruptcy Filings in Foreclosures and Their Effects on Common Charge Liens: A Discussion and Proposal	Lombino, Richard M.	30	3	SUMMER	2002	104
Committee on Not-For-Profit Entities and Concerns: An Outline of Real Estates Issues Affecting Not-For-Profit Entities		30	3	SUMMER	2002	109
American College of Real Estate Lawyers 2002	Schiller, Ross	30	3	SUMMER	2002	117
Foreclosure No Long Option for Matrimonial Attorney Fee Recovery	Mower, Jay Bryan	30	3	SUMMER	2002	119
Student Case Note*: 40 West 67th Street v. Pullman*		30	3	SUMMER	2002	120
Landlord's Checklist of Silent Lease Issues	Compton, S.H. Spencer.; Stein, Joshua	30	3	SUMMER	2002	122
Bergman on Mortgage Foreclosures Interest on Mortgage—A New Formula	Bergman, Bruce J.	30	3	SUMMER	2002	150

How to Prevent Email Embarrassments, Control the Email Deluge, and Get People to Read the Email You Send	Stein, Joshua	30	4	FALL	2002	159
Courtesy, Professionalism and Ethics: E-mail, the Internet and Computers	Connery, Nancy Ann	30	4	FALL	2002	171
New York's Green Building Credit: Tax Relief for a Greener New York	Doyle, Christopher L.; Sabol, Andrew B.; Fong, Samantha A.	30	4	FALL	2002	178
Commercial Applications of the New UCC Insurance Policy	Compton, S.H. Spencer	30	4	FALL	2002	182
Landlord's Checklist of Silent Lease Issues (Second Edition)	Stein, Joshua; Compton, S.H. Spencer	30	4	FALL	2002	184
Bergman on Mortgage Foreclosures: Mortgage Language and the Borrower in Hiding	Bergman, Bruce J.	30	4	FALL	2002	217
Significant Changes in New York Rules Governing Fiduciary Appointments	Gilbride, Terrence M.	31	1	WIN/SPR	2003	3
Property Condition Disclosure Act: First Case Has Right Result for Wrong Reasons	Holtzschue, Karl B.	31	1	WIN/SPR	2003	5
Municipal Border Wars—Size Does Matter!	Sachs, Joel H.	31	1	WIN/SPR	2003	9
Agricultural Districts and Agricultural Assessments	Blyth, John E.	31	1	WIN/SPR	2003	13
Palazzolo v. Rhode Island: The Supreme Court Opens the "Takings" Door a Bit Wider	Essler, Karl S.	31	1	WIN/SPR	2003	18
The Second Department Muddies the Waters	Lasky, Jerome M.	31	1	WIN/SPR	2003	24
"Provided Title is Not Rendered Unmarketable Thereby"	Pedowitz, James M.	31	1	WIN/SPR	2003	28
Title Insurance: "Rights of Tenants or Persons in Possession"	Pedowitz, James M.	31	1	WIN/SPR	2003	30
Stolen Identity—A Real Estate Caveat	Pedowitz, James M.	31	1	WIN/SPR	2003	32
Bergman on Mortgage Foreclosures: When the Borrower Tenders *All* Arrears	Bergman, Bruce J.	31	1	WIN/SPR	2003	34
"A Little Learning Is a Dang'rous Thing; Drink Deep, or Taste Not the Pierian Spring" *(Alexander Pope, 1688-1744—"An Essay on Criticism")*	Meyer, Harry G.	31	2	SUMMER	2003	47

The Impact of New York's Impact Fee Jurisprudence	Fiorella, Andrew G.	31	2	SUMMER	2003	48
The State of Marketable Title	Compton, S.H. Spencer	31	2	SUMMER	2003	57
What Is the New TOEPP Title Policy?	Pedowitz, James M.	31	2	SUMMER	2003	61
Representing Clients During Divorce and Bankruptcy: How New York's Domestic Relations Law Impacts Title to Property	Vopat, Edward W.	31	2	SUMMER	2003	73
Bergman on Mortgage Foreclosures: Consolidated Mortgage Priority Over Condo Lien	Bergman, Bruce J.	31	2	SUMMER	2003	77
Case Note: *Department of Housing & Urban Development v. Rucker*	Smetana, Brian S.	31	2	SUMMER	2003	79
Court of Appeals Holds Courts Powerless to Review Cooperative's Factual Findings	Miller, Joel E.	32	1	WINTER	2004	4
Business Judgment Rule and Fiduciary Obligations Are Applied to Shareholder Decisions in Cooperative Housing Corporations, The	DiLorenzo, Vincent	32	1	WINTER	2004	10
Representing a Purchaser in an REO ("Real Estate Owned") Transaction	Baum, Steven J.	32	1	WINTER	2004	12
Local Law 47 and its Applicability to Absentee Landlords	Miglino, Michael	32	1	WINTER	2004	14
New York's Navigation Law Gets CERCLA'd: Trend or Misstep?	Demerle, Angela M.	32	1	WINTER	2004	15
Surviving the Bankruptcy Process: A Guide for the Shopping Mall Owner	Pomerantz, Daniel M.	32	1	WINTER	2004	19
Bergman on Mortgage Foreclosures: When the Borrower Hides from a Deficiency	Bergman, Bruce J.	32	1	WINTER	2004	24
Mortgage Foreclosure Sale Skullduggery	Coffey, Peter V.	32	2	SPRING	2004	32
Condominium Liens and the Priority of a Consolidated First Mortgage—Revisited	Sharrow, Joel David	32	2	SPRING	2004	40
New York City Transfer Tax on Multiple Cooperatives and Condominiums	Berey, Michael J.	32	2	SPRING	2004	44
New York's New Brownfield Law	Rigano, James P.; Cohen, Barry S.	32	2	SPRING	2004	51
Private Standing to Restrain Zoning Violations	Brodnick, Andrew D.	32	2	SPRING	2004	57

Got Mold?	Schauf, Fred	32	2	SPRING	2004	60
Bergman on Mortgage Foreclosures: Process Service and the Statute of Limitations	Bergman, Bruce J.	32	2	SPRING	2004	63
How Much Protection Does a Leasehold Mortgage Need?	Stein, Joshua	32	3	SUM/FALL	2004	75
The Illegal Multiple Dwelling in New York City	Lebovits, Gerald; Curtin, Daniel J., Jr.	32	3	SUM/FALL	2004	83
Bundled Real Estate Services and Closing Cost Estimates: Give Clients a Straight Answer	Roach, Peter T.	32	3	SUM/FALL	2004	92
Jennifer and Pullman—A Dynamic Duo for the West Gate Coop	Parella, Robert E.	32	3	SUM/FALL	2004	95
Bergman on Mortgage Foreclosures: Verifying the Foreclosure Complaint?	Bergman, Bruce J.	32	3	SUM/FALL	2004	98
AXYS, LLC v. NG: A Close Encounter of the Marketable Title Kind	Bagwell, Marvin N.	33	1	WINTER	2005	3
The *AXYS, LLC Decision*—Another Point of View	Pedowitz, James M.	33	1	WINTER	2005	3
Non-Lawyer Closing Agents and the Unlawful Practice of Law	The Unlawful Practice of Law Committee of the Bar Association of Erie County	33	1	WINTER	2005	9
Residential Contract Fine Print and Contingencies—Protections a Real Estate Lawyer Can Provide	Saia, Nancy W.	33	1	WINTER	2005	9
New Directions in Mortgage Law: Restatements and Uniform Laws	Whitman, Dale A.	33	1	WINTER	2005	14
When Does a "Principal Residence" Exemption Excuse a Non-Resident from Making Time-of-Sale Estimated N.Y. State Income-Tax Payments?	Miller, Joel E.	33	1	WINTER	2005	23
Locating Utility Easements: A Detailed Analysis	Greenan, Gerald J.	33	1	WINTER	2005	28
A Report on the Current Use of Title Insurance in International Real Estate Transactions	Calder, J. Michael; Compton, S.H. Spencer	33	1	WINTER	2005	33
Joint and Several Liability of Individual Condominium Unit Owners	Di Lorenzo, Vincent	33	1	WINTER	2005	37
Tenancy by the Entirety in New York	Pedowitz, James M.	33	1	WINTER	2005	41

Bergman on Mortgage Foreclosures: Use and Occupation in Strict Foreclosure	Bergman, Bruce J.	33	1	WINTER	2005	44
Case Note: *Seneca Nation of Indians v. New York*		33	1	WINTER	2005	46
Model Insurance Requirements for a Commercial Mortgage Loan	Branigan, James E.; Stein, Joshua	33	2	SPRING	2005	59
Nuisance Holdovers in New York	Lebovits, Gerald; Curtin, Daniel J., Jr.	33	2	SPRING	2005	68
Responses of the Legislature and the Bar Associations to Court Decisions on Sales of Residences	Holtzschue, Karl B.	33	2	SPRING	2005	78
Post-Eviction Motions to Restore	Lebovits, Gerald	33	2	SPRING	2005	84
Bergman on Mortgage Foreclosures: (Who Cares About) Entering the Foreclosure Judgment	Bergman, Bruce J.	33	2	SPRING	2005	96
Case Note: *767 Third Avenue LLC v. Orix Capital Markets LLC*		33	2	SPRING	2005	97
The UCC Title Insurance Policy (First American's EAGLE 9™ Policies)	Blyth, John E.	33	3	SUMMER	2005	108
A Time-Saving Alternative to Complicated, Long-Winded survey Certificates (With Form)	Stein, Joshua	33	3	SUMMER	2005	110
Valuation Date Changed to July 1 of Prior Year in Most Municipalities	Harrison, Stephen J.; O'Keeffe, James J.	33	3	SUMMER	2005	119
Saving Your Development Project from the Endangered Species List	Fishman, Michael S.	33	3	SUMMER	2005	120
Meter Tampering—Who's to Blame?	Ripin, Peter M.	33	3	SUMMER	2005	123
Native Americans Cannot Regain Sovereignty over Former Tribal Lands by Purchase: A Big Victory for a Small City	Cumo-Smith, Tammy L.	33	3	SUMMER	2005	124
Bergman on Mortgage Foreclosures: (Those Sneaky) Legal Fees Paid Under Protest	Bergman, Bruce J.	33	3	SUMMER	2005	128
Letters to the Editor of *The New York Times*		33	3	SUMMER	2005	132
Military Law in New York Landlord-Tenant Actions and Proceedings	Lebovits, Gerald	33	4	FALL	2005	145

Determining the Proper Amount of Coverage in an Owner's Leasehold Title Insurance Policy	Blyth, John E.	33	4	FALL	2005	159
A Call to Conscience: Remedy for Harsh Result in Oppressive New York Tax Enforcement Procedures Overdue	Turley, Elaine A.	33	4	FALL	2005	162
New Bankruptcy Law Affects Real Estate Investments	Zinman, Robert M.	33	4	FALL	2005	173
Kelo v. City of New London—The Fallout Continues	Sachs, Joel H.	33	4	FALL	2005	176
Use of an Apostille in a United States Real Estate Transaction	Blyth, John E.	33	4	FALL	2005	180
Report on Surveys About PCDA	Tilton, Sam; Sachs, Joel; Holtzschue, Karl	33	4	FALL	2005	183
Bergman on Mortgage Foreclosures: Mortgage Filing Error—And Why Title Insurance Is Vital	Bergman, Bruce J.	33	4	FALL	2005	186
In Memoriam: Edith I. Spivack, Esq.		33	4	FALL	2005	187
Recent Cases on Professional Practice	Copps, Anne Reynolds ; Tartaglia, Alfred C.; Petro, Michael P.	33	4	FALL	2005	188
Case Note: *Eastside Exhibition Corp. v. 210 East 86th Street Corp.*		33	4	FALL	2005	192
Section News: Legislative Committee Report		33	4	FALL	2005	194
Section News:New Member Mentor Program		33	4	FALL	2005	196
The Equitable Mortgage: Its Creation, Enforceability and Lien Priority	Sharrow, Joel David	34	1	SPRING	2006	6
Will the Courts Render RPTL § 720(1)(b) Unconstitutional?	Lansing, Mark D.	34	1	SPRING	2006	11
How to Pay Off a Mortgage in Foreclosure	Baum, Steven J.	34	1	SPRING	2006	15
Discharging An Old Mortgage	Pedowitz, James M.	34	1	SPRING	2006	18
"What You Don’t Know Can't Hurt You" Not Necessarily Applicable to Mortgage Lenders	Mackey, Paul G.	34	1	SPRING	2006	21

The Second Annual Upstate Affordable Housing Conference	Hezel, Rachel M.; Lawrence, Joshua K.; Sandison, Patricia C.	34	1	SPRING	2006	25
Tenancy by the Entirety and Same Sex Marriage in New York	Pedowitz, James M.	34	1	SPRING	2006	30
Service of Process and Traverse hearings in Landlord-Tenant Actions and Proceedings	Lebovits, Gerald; Li, Matthias W.	34	1	SPRING	2006	32
Deadline Looms for UCC Article 9: Cooperative Unit Security Interests Impacted	Berey, Michael J.	34	1	SPRING	2006	43
Bergman on Mortgage Foreclosures: Consequences of Delay	Bergman, Bruce J.	34	1	SPRING	2006	45
How Assignment Restrictions in Leases Apply to Corporate Transactions	Stein, Joshua	34	2	FALL	2006	54
Nonprimary-Residence Holdover Proceedings	Lebovits, Gerald; Li, Matthias W.	34	2	FALL	2006	63
Roommates in New York Law	Lebovits, Gerald	34	2	FALL	2006	73
Subletting in New York Law	Lebovits, Gerald	34	2	FALL	2006	79
Real Property Transfer Tax and Mortgage Tax Traps in Conveyance of Condominium Units in New York City	Benlevi, Yosi (Joe)	34	2	FALL	2006	89
RPLS Task Force on Attorney Escrows Current Practice, Alternatives and Improvements		34	2	FALL	2006	93
Model Bank Escrow Deposit Agreement		34	2	FALL	2006	98
Extension of Reduced Real Estate Transfer Tax Rate for Real Estate Investment Trusts		34	2	FALL	2006	106
Bergman on Mortgage Foreclosures: Forgetting Assignment Proves Fatal	Bergman, Bruce J.	34	2	FALL	2006	109
The Purchaser Hasn't a Ghost of a Chance: Update on PCDA Cases and PCDA Revision	Holtzschue, Karl B.	35	1	WINTER	2007	7
Restrictions on Sale of Condominium Units	Di Lorenzo, Vincent	35	1	WINTER	2007	22

Title Insurance Agent Licensing Law Controlled Business Restrictions Should Not Apply to Attorneys Who Provide Title Insurance to Clients	Johnson, William P.	35	1	WINTER	2007	26
RLUIPA and Land Use Regulations	Sachs, Joel H.	35	1	WINTER	2007	28
Legislative Committee Report	Compton, S.H. Spencer	35	1	WINTER	2007	34
The Deficit Reduction Act of 2005 and Its Effect Upon Transfers of Assets and Real Property for Long Term Care Planning Purposes	Enea, Anthony J.	35	1	WINTER	2007	36
NYC Tax Appeals Tribunal Applies Lower Transfer Tax Rate Schedule to Uncombined Condominium Units to Be Used as Singe Residence	Miller, Joel E.	35	1	WINTER	2007	41
Bergman on Mortgage Foreclosures: New Roadblock in New York Evictions After Foreclosure	Bergman, Bruce J.	35	1	WINTER	2007	43
Case Note: *Calvagno v. Bisbal*		35	1	WINTER	2007	44
The Home Equity Theft Prevention Act	Pedowitz, James M.	35	2	SPR/SUM	2007	7
An Overview of Executive Order 13224 Compliance	Sandison, Patricia	35	2	SPR/SUM	2007	10
Drug Holdover Proceedings: An Overview from "Knew," to "Should Have Known," to "Strict Liability"	Lebovits, Gerald; Seidman, Douglass J.	35	2	SPR/SUM	2007	16
Housing Judge Rules that Attorney General's Acceptance of Conversion Plan Nullifies Holdover Proceedings Against Persons Otherwise Unentitled to Remain in Possession	Miller, Joel E.	35	2	SPR/SUM	2007	27
Title Insurance Products for Co-ops: Increasingly Higher-Cost Apartments Are Compelling Practitioners to Rethink Their Strategies	Compton, S.H. Spencer	35	2	SPR/SUM	2007	30
Subject to the Approval of My Attorney Clauses	Ferguson, Dorothy H.	35	2	SPR/SUM	2007	35
New York Lien Law Considerations in Construction Lending Transactions	Bouman, John K.	35	2	SPR/SUM	2007	40
Bergman on Mortgage Foreclosures: Yes, Absence of the Breach Letter Can Be Fatal to the Foreclosure	Bergman, Bruce J.	35	2	SPR/SUM	2007	59
New York's RPTL § 581-a: The Missing Link to Rental Housing Authority?	Lawlor, Brian E.; McCartney, Brian P.	35	3	FALL	2007	6

New Title Policy Forms Now Required in New York	Bagwell, Marvin N.	35	3	FALL	2007	10
Earnest Money Deposits as True Option Premiums? An Examination of Real Estate Down Payments and Forfeiture—From *Lawrence v. Miller* to *Uzan v. 845 UN Limited Partnership*	Eliav, Arthur G.; Ginzburg, Daniel	35	3	FALL	2007	13
Water and Sewer Charges in New York City	Augspach, Francisco	35	3	FALL	2007	21
Assumption or Rejection of Commercial Leases Under BAPCPA	Kozlowski, David J.	35	3	FALL	2007	30
How the Residential Mortgage-Backed Securities Market Impacts Dirt Lawyers and Their Clients	Reiss, David J.	35	3	FALL	2007	35
Bergman on Mortgage Foreclosures: When Property Is Lost for Taxes—No Salvation Here	Bergman, Bruce J.	35	3	FALL	2007	39
Guardians Ad Litem in Housing Court	Lebovits, Gerald; Li, Matthias W.; Friedman, Shani R.	36	1	WINTER	2008	6
Private Right of Action—The Uncertain Dividing line Between the Martin Act and Common Law Fraud	DiLorenzo, Vincent	36	1	WINTER	2008	22
Surveys and Title Insurance	Pedowitz, James M.	36	1	WINTER	2008	26
Tenant Buyouts	Connery, Nancy Ann	36	1	WINTER	2008	27
Protecting Boards of Assessment Review When Dealing with Unresponsive Property Owners Who Challenge Their Assessments	Brown, Marc W.	36	1	WINTER	2008	33
Another Foreclosure Notice	Baum, Steven J.	36	1	WINTER	2008	36
Detailed Chart Comparing Provisions of Current Bankruptcy Bills Dealing with Modification of Home Mortgages, as of October 17, 2007	Scarberry, Mark S.	36	1	WINTER	2008	38
Bergman on Mortgage Foreclosures: Notice of Appearance—When the Borrower Is a Faker	Bergman, Bruce J.	36	1	WINTER	2008	39
The Real Property Law Section Has a Blog		36	1	WINTER	2008	40
Real Property Law Section Summary of Results of Survey on Dry Closings	Holtzschue, Karl B.	36	2	SPRING	2008	6
Reverse Mortgages—Mortgage Recording Tax Exemption	Bagwell, Marvin N.	36	2	SPRING	2008	9

Landlord's Checklist of Silent Lease Issues (Second Edition)	Compton, S.H. Spencer; Stein, Joshua	36	2	SPRING	2008	13
Cooperatives and Condominiums in the New York City Housing Court	Lebovits, Gerald; Tracy, James P.	36	2	SPRING	2008	45
Detailed Chart Comparing Provisions of Current Bankruptcy Bills Dealing with Modification of Home Mortgages, as of December 13, 2007	Scarberry, Mark S.	36	2	SPRING	2008	58
Bergman on Mortgage Foreclosures: Says the Borrower to the Lender: "Now Here’s What I Want You to Do . . ."	Bergman, Bruce J.	36	2	SPRING	2008	64
The Lawyer as Title Insurance Agent Introduction	Coffey, Peter V.	36	3	SUMMER	2008	5
The History of Title Insurance	Antetomaso, Gerard G.	36	3	SUMMER	2008	6
Ancillary Attorney Compensation from Title Services	Haggerty, George	36	3	SUMMER	2008	8
The Real Estate Lawyer and the Title Insurance Policy Ethics Status Report	Wechsler, Steven	36	3	SUMMER	2008	13
COSAC Proposes to Make it Consentable for an Attorney to Refer a Client to the Lawyer's title Abstract Company	Holtzschue, Karl B.	36	3	SUMMER	2008	19
Single Room Occupancy Law in New York City	Weithman, Marti; Lebovits, Gerald	36	3	SUMMER	2008	21
On Expanding the Concept of Brownfields Restoration	Kleeger, Jeffrey	36	3	SUMMER	2008	26
Revised § 216 Lets Corporations with Unlimited Non-Member Income Be "Cooperative Housing Corporations"	Miller, Joel E.	36	3	SUMMER	2008	35
Bergman on Mortgage Foreclosures: More on Service of Process Woes	Bergman, Bruce J.	36	3	SUMMER	2008	43
Guide to Hudson River Sights from the Train	Holtzschue, Karl B.	36	3	SUMMER	2008	44
Real Property Law Section Task Force on Attorney Escrow Supplemental Report		36	4	FALL	2008	6
The Mutual Indemnification Agreement for Title Insurance in New York State	Berey, Michael J.	36	4	FALL	2008	7
Residential Landlord-Tenant Appeals in the Appellate Term	Lebovits, Gerald	36	4	FALL	2008	9

Contract of Sale for Office, Commercial and Multi-Family Residential Premises—A Commentary		36	4	FALL	2008	34
Contract of Sale—Office, Commercial and Multi-Family Residential Premises		36	4	FALL	2008	44
Bergman on Mortgage Foreclosures: So the Servicer Accepts Payment After Maturity . . .	Bergman, Bruce J.	36	4	FALL	2008	64
Foreclosing on a Mezzanine Loan Under UCC Article 9: A Guide to Remedies and Strategies	Fisch, Peter E.; Simkin, Steven; Compton, S.H. Spencer	37	1	WINTER	2009	8
Effects of BAPCPA on Commercial Leases and Designation Rights	Kozlowski, David J.	37	1	WINTER	2009	12
The Enforceability of Cross-Default Provisions in Bankruptcy	Farzan, Nili	37	1	WINTER	2009	17
Adverse Possession; What Hath the New York Legislature Wrought?	Parella, Robert E.; Zinman, Robert M.	37	1	WINTER	2009	27
Title Insurance: Disclosure to and Consent by Client		37	1	WINTER	2009	42
When Is It Company? When a Crowd?	Leitman Bailey, Adam; Treiman, Dov	37	1	SPRING	2009	45
Guardians Ad Litem in Housing Court	Lebovits, Gerald; Li, Matthias W.; Friedman, Shani R.	37	1	SPRING	2009	48
Bergman on Mortgage Foreclosures: So They Demolished Your Building (the One Where You Have a Mortgage); Who Would Do That?	Bergman, Bruce J.	37	1	SPRING	2009	66
New York State Changes Its Priorities in Low-Income Housing	Babcock-Ellis, Harold	37	2	SPRING	2009	6
A Fairy Tale	Bagwell, Marvin N.	37	2	SPRING	2009	11
Model Intercreditor Agreement (Among A Lenders, B Lenders, and Swap Counterparty)	Stein, Joshua	37	2	SPRING	2009	14
Whatever Happened to Article 78?	Bailey, Adam Leitman; Treiman, Dov	37	2	SPRING	2009	48

Section 8: New York's Legal Landscape	Lebovits, Gerald; Nori, Sateesh; Wang, Jia	37	2	SPRING	2009	51
Pitfalls in Modifying Building Loan Contracts	Glatthaar, Thomas A.	37	2	SPRING	2009	64
Protecting a Commercial Sublandlord from Its Subtenant's Holdover	Mena, Amy Carper	37	2	SPRING	2009	70
Bergman on Mortgage Foreclosures: Can New York Tell You What Interest to Charge?	Bergman, Bruce J.	37	2	SPRING	2009	73
The Right to Terminate Proprietary Leases Based on Objectionable Conduct: Five Years After Pullman	Di Lorenzo, Vincent	37	3	SUMMER	2009	6
Statutory Short Form Power of Attorney Revised; New Statutory Major Gifts Rider	Berey, Michael J.	37	3	SUMMER	2009	13
Development Rights Purchases by Zoning Lot Merger in New York City	Augspach, Francisco	37	3	SUMMER	2009	18
Protecting a Subtenant from Losing Its Leasehold upon Termination of the Prime Lease or Foreclosure of a Building Mortgage	Towne, L. Stanton	37	3	SUMMER	2009	30
Disclosure and Disclosure-Like Devices in the New York City Housing Court	Lebovits, Gerald; Valentino, Rosalie; Mallick, Rohit	37	3	SUMMER	2009	34
The Most Influential Commercial Lease Cases in the Last Century That Every Drafter and Litigator Must Know	Bailey, Adam Leitman; Treiman, Dov	37	3	SUMMER	2009	46
Bergman on Mortgage Foreclosures: So You Want to Sell the Co-op Back to the Borrower	Bergman, Bruce J.	37	3	SUMMER	2009	55
The New Federal "Protecting Tenants at Foreclosure Act"	Blumenthal, Dan M.	37	4	FALL	2009	5
Excluding High-Cost and Subprime Home Loans from Title Insurance Coverage	Burdick, Christopher W.	37	4	FALL	2009	7
Update on Marketable Title in New York	Bagwell, Marvin N.	37	4	FALL	2009	12
The Section 8 Program: Voluntary Participation Is a Thing of the Past	Metz, Jeffrey R.	37	4	FALL	2009	16
Contract of Sale: Environmental Provisions	Rigano, James P.	37	4	FALL	2009	23

Notices of Pendency: Protecting Sellers in Contracts for the Sale and Purchase of Real Property	Weisner, William W.; Mena, Amy Carper	37	4	FALL	2009	27
Top Ten Reasons Closings Are Adjourned	Brogan, Peter	37	4	FALL	2009	35
RPS Green Real Estate Committee Conducts CLE Program at the New York Mets' Citi Field	Ward-Willis, Nicholas M.	37	4	FALL	2009	40
DIP Financing and Other Bankruptcy Concerns for the Transactional Real Estate Lawyer	Compton, S.H.; Jaeger, Andrew D.	38	1	WINTER	2010	6
POA: The Power of Information Overload	Bailey, Adam Leitman; Treiman, Dov	38	1	WINTER	2010	9
Tenancy by the Entirety and Same-Sex Marriage—Continued		38	1	WINTER	2010	14
Should the Warranty of Habitability Apply to Condominiums? Enforcing Owners' Rights Against Delinquent Boards	Walter, William	38	1	WINTER	2010	16
Evidentiary Issues in the New York City Housing Court	Lebovits, Gerald; Marter, Julia	38	1	WINTER	2010	21
New York State Court of Appeals Defines Mutual Benefit Term in Commercial Lease and Extends Coverage for Additional Insureds	Ordway, L. Micha	38	1	WINTER	2010	33
Real Property Law Section report on New York State Insurance Department Title Insurance Regulation		38	1	WINTER	2010	36
Insurance Department of the State of New York Proposed Regulation No. __ 11 NYCRR	Proposed by NYSBA RPLS 8/7/09	38	1	WINTER	2010	41
Legislative Update: Expanded Regulation of Mortgage Loan Originators: Updating Article 12-E	Braid, Andrew	38	1	WINTER	2010	50
Bergman on Mortgage Foreclosures: Statute of Limitations Sinks Lender—Again	Bergman, Bruce J.	38	1	WINTER	2010	53
Chapter 507, Laws of 2009: Enforcing Real Estate Mortgages and Cooperative Unit Security Interests	Berey, Michael J.	38	2	SPRING	2010	6
Comparing New State and Federal Laws Designed to Protect Residential Tenants Against Immediate Eviction from Foreclosed Properties	Blumenthal, Dan M.	38	2	SPRING	2010	12

N.Y. Rules of Professional Conduct Make It Consentable for a Lawyer to Refer a Client to the Lawyer's Title Abstract Company	Holtzschue, Karl B.	38	2	SPRING	2010	15
Special District Assessments—Who Must Pay and Who Is Exempt? The Meaning of "Benefited Property"	Lansing, Mark D.	38	2	SPRING	2010	16
The New York Loft Law	Lebovits, Gerald; Rzesniowiecki, Linda	38	2	SPRING	2010	21
Legislation: The Role of the Real Property Law Section	Holtzschue, Karl B.	38	2	SPRING	2010	30
Bergman on Mortgage Foreclosures: Relationship of Speedy Service to Foreclosure Judgment—A Possible Trap for Mortgagees	Bergman, Bruce J.	38	2	SPRING	2010	38
New York Residential Landlord-Tenant Law 101 for the Transactional Attorney	Sandercock, Margaret B.; Lebovits, Gerald	38	3	SUMMER	2010	5
RESPA Changes and Their Effect on Residential Closings	Shlufman, Daniel M.	38	3	SUMMER	2010	16
Equitable Subrogation: Stepping Into Shoes That May Be Slippers	Leitman Bailey, Adam; Treiman, Dov	38	3	SUMMER	2010	18
Wrongful/Negligent Referral	Krieger, Abraham, B.	38	3	SUMMER	2010	21
Real Property Law Section, Report of the Task Force on Proposed "Public Option" Title Insurance Legislation		38	3	SUMMER	2010	25
Bergman on Mortgage Foreclosures: Escaping from the Automatic Stay?	Bergman, Bruce J.	38	3	SUMMER	2010	31
The Newly-Enacted CPLR 3408 for Easing the Mortgage Foreclosure Crisis: Very Good Steps, but not Legislatively Perfect	Dillon, Hon. Mark C.	38	4	FALL	2010	5
Because Rule 5.7(c) Was Not Adopted, It Is Not Consentable for a Lawyer to Refer a Client to the Lawyer's Title Abstract Company	Jurist, Kenneth F.	38	4	FALL	2010	23
Navigating Buyers and Developers of Newly Constructed Buildings Through an Unprecedented Real Estate Crisis	Bailey, Adam Leitman; Desiderio, John M.	38	4	FALL	2010	27
Accommodations and Modifications in the New York City Housing Court for Litigants with Disabilities	Cremin, Kevin M.; Lebovits, Gerald	38	4	FALL	2010	30
Will the Issue of "Standing" (or Lack Thereof) Impact Commercial Foreclosures?	Bagwell, Marvin N.	38	4	FALL	2010	49

Bergman on Mortgage Foreclosures: Can the Mortgagee Take a Check After Acceleration?	Bergman, Bruce J.	38	4	FALL	2010	54
What Is the Probable Effect of Defective Foreclosure Documents Under New York Law?	Bagwell, Marvin N.; Bedford, Robert F.	39	1	WINTER	2011	8
The Warranty of Habitability: An Unexpected Hazard in Foreclosure	Bailey, Adam Leitman; Treiman, Dov	39	1	WINTER	2011	11
Underwater Underwriting: Title Insurance in the Post-Lehman Era	Compton, S.H. Spencer	39	1	WINTER	2011	15
Realtor-Owned Title Agencies: Turn Away From the Quagmire	Ward, Denise P.	39	1	WINTER	2011	18
The Relationship Between the New York State Division of Housing and Community Renewal and the New York City Housing Court	Melnitsky, Sheldon; Lebovits, Gerald	39	1	WINTER	2011	26
Condominium Law "Game Changer"?	Metsch, Victor M.; Regan, Michael P.	39	1	WINTER	2011	36
Bergman on Mortgage Foreclosures: Another Statute of Limitations Loss for a Mortgage Holder	Bergman, Bruce J.	39	1	WINTER	2011	38
Student Case Comment: Adverse Possession—Third and Fourth Departments Provide Guidance on 2008 Amendments to RPAPL Article 53	Nicas, Alexander J.	39	1	WINTER	2011	39
Student Case Comment: *Bacolitsas et al. v. 86th & 3rd Owner, LLC et al.*	Ellias, Matthew J.	39	1	WINTER	2011	40
Real Property Law Section Report on The Federal Housing Finance Agency's Proposed Guidance on Private Transfer Fee Covenants (No. 2010-N-11)		39	1	WINTER	2011	41
Report on RPLS 2011 Trip to the N.Y. State Legislature	Holtzschue, Karl B.	39	2	SPR/SUM	2011	7
Select Issues in Representing HPD Supervised Mitchell-Lama Cooperatives	Bailey, Adam Leitman; Cummins, Leni Morrison	39	2	SPR/SUM	2011	9
Sales and Compensating Use Tax—Title Abstracts and Searches	Burdick, Christopher W.	39	2	SPR/SUM	2011	14
Does the Law on Property Tax Exemptions After *Erie Station* Favor Properties That Turn a Profit, and How Does This Affect Currently Exempt, but Underused Properties?	Skloda, James	39	2	SPR/SUM	2011	20

Mortgage Underwriting After Dodd-Frank: New Standards and Unfinished Business	Di Lorenzo, Vincent	39	2	SPR/SUM	2011	26
Real Property Law Section: The Need for Clarification of Opinion 817		39	2	SPR/SUM	2011	31
Bergman on Mortgage Foreclosures: New Foreclosure Notice Statutes Mean Business		39	2	SPR/SUM	2011	35
Student Case Comment: Mortgage Foreclosure: “Commencement” and “Standing” in *Wells Fargo Bank, N.A. v. Marchione*	Hoyt, Allison	39	2	SPR/SUM	2011	36
Student Case Comment: Imposition of Severe Sanctions Without Authorization from a Statute or Rule Is Improper: *IndyMac Bank F.S.B. v. Yano-Horoski, et al.*	Milana, Khlebina	39	2	SPR/SUM	2011	37
Why is the Interstate Land Sales Act a Thorn in My Side?	Di Lorenzo, Vincent	39	3	FALL	2011	5
The Practitioner's Guide to Residential Real Estate Transactions: The Joint Bar Association Residential Real Estate Contract	Hall, John G.; Hall, Thomas J.	39	3	FALL	2011	8
When Purchasing a Newly Constructed Condominium Unit, Let the Buyer Beware	Metz, Jeffrey R.; Bailey, Adam Leitman	39	3	FALL	2011	26
Notary's Responsibility to Verify Identity of Person Presenting Document	Siris, Michael J.	39	3	FALL	2011	29
Bergman on Mortgage Foreclosures: More Strictness on the 90-Day Notice	Bergman, Bruce J.	39	3	FALL	2011	32
Student Case Comment: *Aames Funding Corporation v. Houston*: Emergency Stay Granted Pending Determination of Defendant's HAMP Modification Application	Kalogiannis, Constantine	39	3	FALL	2011	33
Student Case Comment: *Bank of New York v. Silverberg*: The Second Department Deals Another Blow to MERS	Viola, Yuliya	39	3	FALL	2011	34
Private Transfer Fee Obligations Banned in New York	Berey, Michael J.	40	1	WINTER	2012	5
Introduction to the New York Lien Law for Counsel to Owners of Troubled Construction Projects	Stein, Joshua; Bumby, Colin	40	1	WINTER	2012	8
Medicaid Expands Definition of “Estate” for Recovery Purposes	Enea, Anthony J.	40	1	WINTER	2012	19
Report on Real Property Law Section Legislation Efforts in 2011	Holtzschue, Karl B.	40	1	WINTER	2012	21

Bergman on Mortgage Foreclosures: The Newspaper Said the Foreclosure Was No Good	Bergman, Bruce J.	40	1	WINTER	2012	23
Student Case Comment: Sex Plus Discrimination Claims Are Viable Under the Fair Housing Act: *Lax v. 29 Woodmere Boulevard Owners, Inc.*	Neidich, Nicki	40	1	WINTER	2012	24
Student Case Comment*: Hogan v. Kelly*: Second Department Agrees with the Third and Fourth Departments—2008 Adverse Possession Amendments Are Not to Be Retroactively Applied	Ramrattan, Danny	40	1	WINTER	2012	25
Title Insurance and Same-Sex Marriages	Bagwell, Marvin	40	2	SPRING	2012	5
Commercial Credit Line Mortgages	Berey, Michael J.	40	2	SPRING	2012	9
A Modest Proposal: Suggestions to Bring Greater Consistency to Land Use Procedures in New York	Alvarez, Gregory R.	40	2	SPRING	2012	11
The Executor and the Real Property	Augspach, Francisco	40	2	SPRING	2012	17
Rent Stabilization Constitutional? Not Now	Bailey, Adam Leitman; Treiman, Dov	40	2	SPRING	2012	31
Bergman on Mortgage Foreclosures: Watch Out for the Settlement Stipulation	Bergman, Bruce J.	40	2	SPRING	2012	38
Student Case Comment: *Assured Guaranty (UK) Ltd. v. J.P. Morgan Investment Management Inc.*: The Court of Appeals Decides That Private Actions Are Not Precluded Under the Martin Act	Noste, Daniel A.	40	2	SPRING	2012	39
Student Case Comment: *Ho v. McCarthy*: Remote Negotiations Can Suffice When Helping to Establish Long-Arm Personal Jurisdiction	Siamionava-Goldberg, Olga	40	2	SPRING	2012	41
Report on RPLS May 1, 2012 Trip to the New York State Legislature	Holtzschue, Karl B.	40	3	SUMMER	2012	6
Underwriting Mechanics' Lien Coverage in the New Economy	Compton, S.H. Spencer; Rogers, Steven G.	40	3	SUMMER	2012	7
The Property Condition Disclosure Act Celebrates its Tenth Birthday	Brodnick, Andrew D.	40	3	SUMMER	2012	9
Bad Boy or Bad Drafter: Are Bad Boy Guarantees Bad for Business?	Tonetti, Gino G.	40	3	SUMMER	2012	12
NYSBA Ethics Opinions 752, 753 and 755—Written by Traditionalists Who Wish to Live in a World That No Longer Exists	Coffey, Peter V.	40	3	SUMMER	2012	15

Recent Cases Shed Light on Lien Law Issues	Glatthaar, Thomas A.	40	3	SUMMER	2012	31
Bergman on Mortgage Foreclosures: No Need to Substitute Plaintiff Upon Mortgage Assignment	Bergman, Bruce J.	40	3	SUMMER	2012	37
Student Case Comment: *Eastside Exhibition Corporation v. 210 East 86th Street Corporation*: A De Minimis Departure from the "One Inch Rule" in Partial Actual Evictions	Howes, Matthew	40	3	SUMMER	2012	38
Student Case Comment: Real Property Law § 291-i: Intended to Streamline and Modernize Real Property Recording for Counties, Real Estate Professional and Taxpayers	Drasser, Danielle	40	3	SUMMER	2012	40
Tenant's Checklist of Silent Lease Issues (Third Edition)	Compton, S.H. Spencer; Stein, Joshua	40	4	FALL	2012	6
Notices to Renew Commercial Leases: Where Contract and Equity Collide	Regan, Michael	40	4	FALL	2012	46
Land Banking in New York Begins—How Our Towns and Cities Are Using the New York Land Bank Act to Fight Blight and Encourage Renewal	Buckley, Erica F.; Flavin, Benjamin P.; Polishook, Lewis A.	40	4	FALL	2012	52
Commentary to Owner's Rider to Standard Form of Agreement Between Owner and Contractor (AIA Document A107—2007)	Real Estate Construction Law Committee	40	4	FALL	2012	58
Bergman on Mortgage Foreclosures: The Bugaboo of Fiduciary Duty	Bergman, Bruce J.	40	4	FALL	2012	76
Student Case Comment: *Baygold Associates, Inc. v. Congregation Yetev Lev of Monsey, Inc.*: Clarifying the *J.N.A. Realty* Test	Bustamante, Brett	40	4	FALL	2012	77
In Memoriam:, John E. Blyth		41	1	WINTER	2013	6
Tributes to John E. Blyth		41	1	WINTER	2013	6
A Not-So-Brief History of MERS Litigation in New York	Bagwell, Marvin	41	1	WINTER	2013	9
The New Rules of Foreclosure Litigation	Leitman Bailey, Adam; Treiman, Dov	41	1	WINTER	2013	17
Individual Liability of Board Members After *Fletcher v. The Dakota*	Di Lorenzo, Vincent	41	1	WINTER	2013	20
With a PCDS, the Purchaser Now Has More Than a Ghost of a Chance: An Update on PCDA and Caveat Emptor Cases	Holtzschue, Karl B.	41	1	WINTER	2013	25

Bergman on Mortgage Foreclosures: When the Court Won't Strike "John Doe" Defendants	Bergman, Bruce J.	41	1	WINTER	2013	34
Student Case Comment: *Stein v. Doukas, et al*.: Inexcusable and Prejudicial Delay to Assert a Claim by a Property Owner Will Give Rise to an Equitable Defense of Laches	LaRusso, James	41	1	WINTER	2013	36