New Podcast "Off the Closing Desk" Brings Technology and Compliance Talk to the Texas Title Industry

Hosted by Cameron Kernan, the show opens with a three-episode run on Notice to Purchaser compliance featuring LoneStar NTP founder Andrew Kernan.

FRISCO, TX, UNITED STATES, September 18, 2026 /EINPresswire.com/ -- Off the Closing Desk, a new podcast about technology and the title industry, launched this week with its first episode. The show is hosted by Cameron Kernan of Settlement Reporting and features a rotating lineup of guests from across the title industry talking through what's changing in technology, what's paying off, and what closers and title agency owners need to know, from compliance requirements to whatever's next.

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> *ameCameron Kernan, host of Off the Closing Desk*

The show's opening run centers on a topic that trips up closers more often than it should: Notice to Purchaser (NTP) compliance for properties inside Municipal Utility Districts (MUDs), Public Improvement Districts (PIDs), and other special taxing districts. Andrew Kernan, founder of LoneStar NTP, joins Kernan as the guest for all three launch episodes.

The First Three Episodes

Episode 1: "How to Find Out If a Property Is in an MUD or PID District"
Cameron and Andrew Kernan break down what MUD and PID districts actually are, why identifying them is harder than it sounds (district names don't always give it away), and when in the closing timeline to check, since the full list of jurisdictions on a property typically only surfaces once the tax certificate comes back.

Episode 2: "Why That NTP Template From Last Year Could Get You Sued"
Andrew Kernan explains why reusing an old NTP template is riskier than it looks: TREC updated the governing form to 59-O in January 2025, and the bond figures a district reports change every year. He walks through the audit exposure of outdated notices and a case where a title company

was sued after a buyer wasn't properly notified.

Episode 3: "A Closer's Breakdown of NTP Requirements"
The two discuss a common assumption in the industry, that compliance and speed are a trade-off, and where closers actually lose time in NTP production: manual research, template edits, and waiting on a doc prep firm to confirm documents were returned.



Off The Closing Desk Podcast

"There's a lot changing in how closings actually get done, and most of what closers and title agency owners hear about it is either too technical or just a sales pitch," said Cameron Kernan, host of Off the Closing Desk. "I wanted a place to talk through what's actually changing and what's worth paying attention to, with the people building and using this stuff every day."

"A lot of NTPs are filled out off a template someone has reused for years without checking whether the requirements changed," said Andrew Kernan, founder of LoneStar NTP. "Keeping up with that is something we have to do every day, for thousands of orders. Sharing that with closers directly, not just through a vendor pitch, felt overdue."

New episodes of Off the Closing Desk are available on YouTube at youtube.com/@OffTheClosingDesk, with additional podcast platforms to follow.

About Off the Closing Desk
Off the Closing Desk is a show about technology and the title industry, the tools, systems, and rules shaping how closings actually get done. Hosted by Cameron Kernan of Settlement Reporting, the show brings on a rotating lineup of guests from across the industry to talk through what's changing, what's paying off, and what closers and title agency owners need to know.

About LoneStar NTP
LoneStar NTP generates the Texas Notice to Purchaser and Notice of Obligation documents required for property sales inside Municipal Utility Districts, Public Improvement Districts, and other special taxing districts, covering all 18 Texas district types. The company maintains a

database of more than 2,450 active districts, updated weekly, and delivers documents by email within minutes of an order.

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