



**USFN CASE Files: A Virtual Workshop Series
Title Series**

Module 1: Condominium & Municipal Superliens – Protecting The Mortgagee Asset

Scheduled for March 16, 2023 | Session: 1-1:30 p.m. CT

From the late 1980s to the present, “super-priority” lien laws have been enacted throughout the country enhancing HOAs and taxing authority’s power and ability to collect fees at the peril of mortgage holders. This session will cover these statutes that are the single-biggest emerging threat to lenders due to confusion of how priority legislation works. Given the high number of defaults, many first and second mortgage interests have been lost due to misconceptions about priority lien laws.

Following are sample topics to be covered in this session:

- Municipal liens
- HOA / condominium liens
- The superlien:
 - General anatomy of an HOA superlien
 - Rolling lien
 - Excluded amounts
 - Priority vs. non-priority
- Mitigation and satisfaction of the priority lien
- Redemption vs. satisfaction
- HOA foreclosure sale
- Post-sale distribution of proceeds
- Common disagreements