



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

**Module 2: Municipal Sales & Liens**

*Scheduled for March 23, 2023 | Session: 1-1:30 p.m. CT*

This session will explore the world of municipal tax sales, liens, receivers, and other issues that take priority over a mortgage. These issues can arise due to delinquent taxes, poor property condition, or local regulation of housing. Additionally, participants will examine trends in affordable housing solutions that are starting to gain traction in some localities, which are intended to address a lack of affordable housing.

Following are sample topics to be covered in this session:

- Tax sales
  - When taxes are sold
  - What it means to “sell” outstanding property taxes
  - Notice requirements – your best defense
  - Redemption rights
  - What to do when sold taxes are converted to tax deed
- Property conditions
  - Inspection and registration requirements
  - Code violation vs. demolition
  - Mortgagee’s right to enter and secure
  - Working successfully with the municipality and its inspectors
- Receivers
  - Drastic step: when taken
  - Receiver’s costs and receiver’s liens
  - How to clear a receiver’s lien
  - Should you release the mortgage?
- Ground rent redemption
  - When the mortgaged property is a leasehold instead of a fee
  - The “100 year” lease
  - How a ground lease differs from fee title: very little
  - Buying out or “redeeming” ground rent
- ADU/MPDU and deed restrictions
  - What is an MPDU property?
  - Who can own an MPDU property?
  - Occupancy requirements
  - ADUs defined
  - Purpose of ADUs and MPDUs
  - How ADU and MPDU requirements affect mortgagees