

Release 22 – November 1, 2017

Delivers:

- **One major enhancement**
 - HOA Lien Report
- **Six smaller new features/enhancements**

New HOA Lien Report

- A new report has been added that utilizes First American's depth of property data to provide a concise, yet thorough summary of any HOA lien activity on a property.
- Users will now be able to be alerted if a property has an HOA Lien associated with it through an indicator on the subject property tab, and across several reports. They will then be able to order the HOA Lien report to view greater detail about the HOA Lien and order the related documents
- These liens are critically important to lenders because in super lien states, the HOA Lien is above the first position loan on a property.
- This report is being offered with all the docs included at no additional cost
- Coverage is in all 372 plant counties from January 2015 forward

HOA Lien Report
23395 El Reposo, Aliso Viejo, CA 92656
APN: 621-162-62 Orange County Data as of: 10/17/2017

Latest HOA Lien Activity

Type	Homeowners Association	Lien Date	Lien Amount	Rec Date	Doc #
Lien	03/27/2017	Case Number: 2017.121306	Doc #: 2017.121306		

Recording Date: Orange County: Orange
Trustee / Mgmt Co: S.B.S. Lien Services
Trustee Contact: Yardi Blane, 31194 La Baya Dr Ste 106, Westlake Village, CA 91362 (818) 991-4600 /
Association Type: Moulton Parkway Residents Association II / HOA
Association Contact: Mariqueta Starling, 31194 La Baya Dr Ste 106, Westlake Village, CA 91362 (818) 991-4600 /
Association Type: Moulton Parkway Residents / HOA
Association Contact: 3551 Camino Mira Costa, San Clemente, CA 92672

HOA Lien Activity

Type	Lien Date	Lien Amount	Rec Date	Case #	Doc #
Notice Of Default	05/04/2017		05/05/2017		2017.182588

Owner Information
Owner Name: Priscilla Marissa C
Vesting: Married Woman
Mailing Address: 23395 El Reposo, Aliso Viejo, CA 92656
Value Range: \$381,833 - \$489,006
Combined LTV: 157%
Estimated Equity:

Location Information
Legal Description: N-Tract: 7256 Block: Lot: 116
APN: 621-162-62 Alternate APN:
Munic / Tship: Temsh-Rng-Sec: Tract #: 7256
County: Orange, CA
Census Tract / Block: 062641.11008
Legal Lot / Block: 116 /
Legal Book / Page:

Property Characteristics

Property Characteristics	Total Rooms:	Year Built / Eff:
Gross Living Area: 1,240 Sq. Ft.	5	1971 / 1971
Living Area: 1,240 Sq. Ft.	3	Stories: 1
Total Adj. Area:	2 /	Parking Type: Detached Garage
Above Grade:	Yes	Garage #:
Basement Area:	Fireplace:	Garage Area:
Style: Contemporary	Wall Unit:	Porch Type:
Foundation:	Fenced /	Patio Type:
Quality: Good	Exterior Wall:	Roof Type:
Condition: Good	Construction Type:	Roof Material:

Site Information
Land Use: SFR Lot Area: 2,447 Sq. Ft. Zoning: # of Buildings: 1
State Use: 122 - Single Family Res / Comm Units:
County Use: Residential Usable Lot:
Site Influences: Acres: 1 Water / Sewer Type:

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
2017000121306 1:00 pm 03/27/17
276 416 N16 P13 2
0.00 0.00 0.00 3.00 0.00 0.00 0.00

When recorded mail to:
S.B.S. LIEN SERVICES
31194 La Baya Drive, Suite 106
Westlake Village, California 91362
(818) 991-4600

T.S. No.: 2016-2472 APN: 621-162-62

NOTICE OF DELINQUENT ASSESSMENT LIEN

This NOTICE OF DELINQUENT ASSESSMENT Lien is being given pursuant to California Civil Code section 5675 and the provisions of the Declaration of Covenants, conditions and Restrictions (CC&R's) of the Homeowners Associations as follows: Association Claimant: **MOULTON PARKWAY RESIDENTS ASSOCIATION II** Declarations of CC&R's recorded **12/11/1978** Instrument No: in Book **9487** Page **402** County of **Orange**. The description of the common interest development unit against which this notice is being recorded is as follows: Legal Unit Lot, 116, Tract 7256, Book 273, Page 17-22

The original owner is: **ANASTACIA MELENEY AND MARISSA CHARLOTTE PRESELY**
The purported new owner is: **ANASTACIA MELENEY AND MARISSA CHARLOTTE PRESELY**
Common address: **23395 EL REPOSA ALISO VIEJO CA 92651**
Owner's mailing address is: **23395 EL REPOSA ALISO VIEJO CA 92651**

DELINQUENCY

Assessments due for: 4/1/2016 - 3/22/2017	\$4,268.27
Other assessments, interest, late charges and costs:	\$228.27
SBS Lien Services Fees & Costs	\$995.00
TOTAL AMOUNT OF DELINQUENCY	\$5,491.54

Additional monies shall accrue under this claim at the rate of the claimant's monthly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice. Should the association named herein act to have the lien created by this notice enforced by non-judicial foreclosure and sale, as provided in Civil Code section 5675(c), the trustee authorized to enforce the lien shall be: S.B.S. LIEN SERVICES, INC., 31194 LA BAYA DRIVE, SUITE 106, WESTLAKE VILLAGE, CA 91362 818-991-4600 PHONE, 818-874-9500 FAX. DATE: 3/22/2017
On Behalf of: **MOULTON PARKWAY RESIDENTS ASSOCIATION II**
By: **S.B.S. LIEN SERVICES**

Yardi Blane
YARDI BLANE, TRUSTEE SALE OFFICER
Authorized representative of management body

PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION THAT YOU PROVIDE MAY BE USED FOR THAT PURPOSE.

Simplified Document Search

Document searching is now much easier because users no longer are required to select the document type and input separate data fields when performing their research. We've added the ability to perform document searches by entering just the number, although users still have the ability to select search by document type to revert back to the traditional way if preferred.

Search By: Document

CA Orange

Find by Doc #: 2010.12345

Search by Document Type

Search By: Document

CA Orange

Document-Year.DocID

1982.1 to 2015.558605

Year - Length: 4

DocId - Length: 7

Search by Document #

Save Search Added

- Multi-property searches can now be saved for 30 days. This is a useful option for users who plan to revisit their search again in the near future. Saved searches are located in Recent Activity.

SEARCH RESULTS [Clear Search](#)

314 results found (314 selected) [Edit Advanced Search Criteria](#)

Multi Labels Export Batch Save Actions

ADDRESS OWNER APN

18202 E 17
18241 E 17
18732 E 17

RECENT ACTIVITY

- PROPERTY SEARCHES
- DOCUMENT IMAGES
- DATA EXPORT & LABELS
- MULTI PROPERTY REPORTS
- SAVED SEARCHES

Name	Date Created	Count	Expiration	Action
North Tustin 2	10/27/2017	665	11/26/2017	View
North Tustin 1	10/27/2017	617	11/26/2017	View

Other General Enhancements

- Search Results display more quickly when there are many results
- Added the number of properties selected in Search Results and fixed the header so it is visible when scrolling through the list
- Select all / Deselect all option was added to the save/print/email dialogs
- Document numbers are displayed as tool tips when hovered over in results header