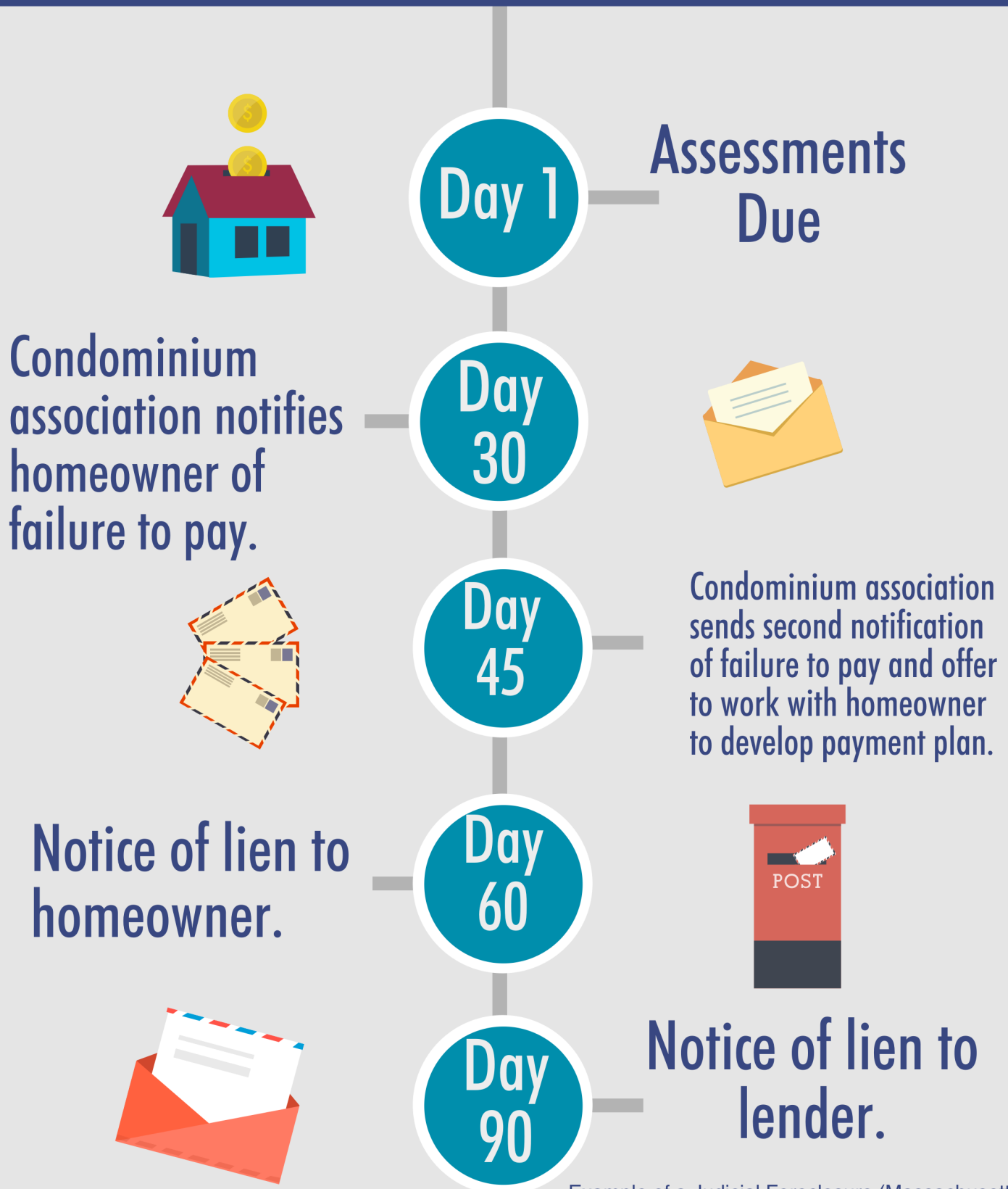


What Happens in Condominium Associations When Homeowners Stop Paying Their Assessments

When assessments are not paid, it threatens the viability of the community itself, forcing down property values within and around the community. Associations rely on lien priority as an effective means to recover delinquent assessments to achieve financial stability.



Notice of intent to file lawsuit if lender chooses not to satisfy the lien.

Day 120



Day 180

Commence legal action and serve the homeowner and lender.

If no response from homeowner or lender, request a default judgement in favor of the association.

Day 210



Day 215

File motion for default judgment in favor of association

Hearing

Day 230



Day 237

Obtain judgement and order for the sale of the house.

Publish notice of sale once a week for three consecutive weeks before sale, auction and foreclosure, closing and association is paid priority lien.

Day 270+



