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CHICAGO BULL

VOLUME 1, EDITION 49

LIENSNC – Pointers on Searching

http://www.liensnc.com/Search_Tips.html

In October of 2013, the [LiensNC](http://www.liensnc.com) website was enhanced to improve many of the features. Below are some key pointers to help you locate what you need when searching. Review the Search Tips section of the website for additional information.

1. SEARCH PERIOD UNDER MECHANICS' LIEN LAW:

FROM: “FIRST CONTRACTING”

- Before the survey
- Before the plat (for developer)
- Before the architectural drawings (for new condo)
- Before the purchase (for acquisition/construction loan)

THROUGH: “LAST 15 DAYS PRIOR TO CLOSING” (so search to date of closing & Form 5, 6 & 7 include latest providers)
PLC's can file 15 days after *first* furnishing - which may be post-closing if first furnishing is just before closing

2. WHICH PROJECTS ARE ON LIENSNC? Should be *only*:








- “FIRST CONTRACTING” after April 1, 2013
- Over \$40,000
- Not renovation or addition to owner's primary residence
- Not public project (owned by governmental entity)

3. SEARCH BASICS

- Use more distinctive words (owner, street name) of search, such as unusual name
- DO NOT USE:
 - words often abbreviated (such as Road vs Rd)
 - plurals – “Trusst Builder” is *not* the same as “Trusst Builders” and the results will be dramatically different because the actual filing is under Trusst Builder *Group* (not plural)
 - numbers standing alone → *not* 336 or 252 (which are in phone numbers), instead use: “Lot 336”
- Quotation marks “ ” around multiple words that have to appear together precisely
- Connectors in ALL CAPS →
 - AND → if *all* of the terms must appear in the Appointment, so only the limited list with *all* of these search terms will appear
 - OR → if *either* of the terms must appear in the Appointment, so any appointment with either of the terms or both of the terms will appear
 - NOT → so Appointment would not come up if this term was in it
- Punctuation and capitalization are ignored → “Lot 34” is the same as “LOT 34” is the same as “Lot #34”

4. Search Results are *just Appointments* for which the keywords appear in any related filing. Each Appointment has a unique entry number. It's a quick look to run down the “Project Property” column for your potential property or properties, even if it's a couple of pages (50 Appointments per page).

SEARCH KEYWORD: DOUGHTYMEWS

The keyword(s) was found 5 time(s). Viewing Appointment(s) 1 through 3				
Filing	Project Property	Owner	Related Filings?	Action
Appointment of Lien Agent 10/22/2013 Entry #: 58521 	Lot 34 High Grove Subdivision 5120 Doughtymews Lane Fuquay Varina, NC 27526 NC County	Michael Strickland 5005 Shimberg PL, Fuquay Varina, 27526 Phone: 919-815-2963 mike.strickland@syste mselectronics.com	Yes	  <div style="border: 1px solid red; padding: 5px; width: fit-content;"><p>Copy To New... Notice to Lien Agent Appointment of Lien Agent Track This Related Filings Report Closing Notice</p></div>
Appointment of Lien Agent 10/08/2013 Entry #: 54022 	5101 Doughtymews Lane Fuquay-Varina, NC 27526	Chris Weir Homes, LLC 2400 Lullwater Drive, Raleigh, 27606 Phone: 919-810-9163 chrisw@chrisweirhomes.com	Yes	
Appointment of Lien Agent 05/06/2013 Entry #: 8608 	5121 Doughtymews lane Fuquay-Varina, NC 27526	Janet Bogard 5121 Doughtymews Lane, Fuquay-Varina, 27526 Phone: 919-285-4360	No	 

5. Related Filings Report (far right arrow, in drop-down menu) shows EVERYTHING related to the selected Appointment including all Notices to Lien Agent and all contact information. Options are provided to print, download or email.

6. The Attorney may select Closing Notice from the far right drop-down menu which will:

- a. immediately email the Related Filings Report, and
- b. forward immediately any future filings on that Appointment.

7. SOME KEYWORD EXAMPLES (though may eventually limit by date range as well per 1. above):

Dickerson AND "Briar Chapel"

NVR AND Raleigh

[Prolific developer, but narrowed to one market, and could add – AND KIT – shorter portion of development, Kitts Creek, to narrow further still]

"Clark Homes" AND RALEIGH

"Brunswick Forest"

"Trusst Builder" AND "Stone Moss"

[NOTE: Builders not typed to avoid risk that plural is not their actual name.]

SAVVY AND "BRAXTON VILLAGE"

[Prolific developer, but very limited number in this subdivision]

"bells crossing"

[For the subdivision as well as the street address]

2916 AND Main

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[For the address, whether North or South Main, and could add - AND SALISBURY - if needed]