

WESTERN RESOURCES
TITLE



Critical Items in a Preliminary Title Report

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Preliminary Title Report Information

Below are some critical items you will want to look for when you receive your Preliminary Title Report. These will require immediate attention.

All items must be resolved in the manner noted below each item.

A delay in closing may result without immediate attention.

1. Title to said estate of interest at the date hereof is vested in:

Bob Seller and Mary Seller, husband and wife as joint tenants.

Subject to proceedings pending in the bankruptcy court of the Central District of the U.S. District Court, California, entitled: in re: Robert Seller, debtor, case no. AP15623, wherein a petition for relief was filed on the date of February 5, 2006. (Please see item 4 below).

Shows current owners of the property. Bankruptcy will be shown here with detail in item referenced. Property must be discharged or dismissed from the case.

2. A deed of trust to secure an original indebtedness of \$408,000.00 recorded April 29, 2005 as Instrument No. 06-301110 of Official Records.

Dated:	April 24, 2005
Trustor:	Bob Seller and Mary Seller, husband and wife as joint tenants
Trustee:	Eastwood and Associates, a California Corporation
Beneficiary:	Mortgage Electronic Registration Systems, Inc
Lender:	Countrywide Home Loans

A notice of default recorded December 24, 2007 as Instrument No. 07-0762885 of Official Records.

Notice of Default allows the homeowner 90 days to bring the loan current or a Notice of Trustee Sale will be recorded. Twenty one days following the recording of the Notice of Trustee Sales the property will be auctioned off. The seller may contact the Trustee to request the postponement of the sale.

3. Alimony and/or child support payments due, if any pursuant to the provisions of the order of the court, as provided in an instrument.
- | | |
|--------------|--|
| Entitled: | Final Judgment of Divorce |
| Court: | DS 1234, Municipal Court of Los Angeles Judicial District |
| In favor of: | Alice Seller |
| Against: | Robert Seller |
| Recorded: | December 18, 2004, as Instrument no. 04-12345, Official Records. |

A Release and/or a Satisfaction of Matured Installment and Demand are required.

4. A federal tax lien in favor of the United States of America recorded April 20, 2007 as instrument No. 2007-123445 of official Records.

Serial No.:	123456789
Debtor:	Robert Seller
Amount:	\$15,000.00 and any other amounts due thereunder.

A demand and Full or Partial Release are required.

5. Any defects, liens, encumbrances or other matters which name parties with the same or similar names such as Bob Seller. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we require a statement of information.

The Statement of Information is confidential and is used to enable the title company to eliminate title problems which may arise through similarity of the name of Seller or Buyer with the name of another person against whom there may be judgments, tax liens, or other matters affecting property ownership.

6. Subject to proceedings pending in the bankruptcy court of the Central District of the U.S. District Court, California, entitled: in re: Robert Seller, debtor, case no. AP15623, wherein a petition for relief was filed on the date of February 5, 2006.

A proceeding in the U.S. Bankruptcy Court wherein assets of a debtor (unable or unwilling to pay debts) are applied by an officer of the court in satisfaction of a creditor's claim.

Property must be discharged or dismissed from the case.

7. A Claim of Mechanic's Lien

Amount: \$2,333.00
By: John Builder
Recorded: January 5, 2008 as Instrument No. 07-45671

A statutory lien in favor of persons contributing to labor, material, supplies, etc. to a work of improvement upon real property.

A Release must be recorded to be removed.

Notice of Action filed in:

Court: Superior
Case No: B123456
Plaintiff: John Builder
Vs.
Defendant: Robert Seller
Purpose: Foreclose/Quiet Title
Recorded: February 6, 2008 as Instrument No. 07-56712

A Lis Pendens. A proceeding in a court of justice by which one party prosecutes another for the enforcement or protection of a right.

Notice must be released or withdrawn.