**Unit 7 Quiz**

1. A person has defaulted in the payment of several debts, and the court has ordered the person's property sold to satisfy the outstanding debts. A title search revealed several outstanding liens against the property. Which of the following liens has first priority?
2. The outstanding first mortgage lien dated and recorded one year ago
3. The mechanic's lien for work started two months before the mortgage was recorded
4. The judgment lien rendered and recorded last month
5. The current year's real estate tax lien
6. How is the priority of general liens normally determined?
7. In the order in which they are filed or recorded
8. By the court
9. In the order in which the cause of action arose
10. By size of the claim
11. The cost of public services is distributed among real estate owners through
12. personal property tax.
13. real property tax.
14. sales tax.
15. special assessment.
16. What is the difference between a general and a specific lien?
17. A general lien cannot be enforced in court, while a specific lien can be enforced.
18. One person holds a specific lien, while a general lien is held by at least two persons.
19. A general lien covers all of the debtor's property, while a specific lien covers only a certain piece of real property.
20. A specific lien covers real estate, while a general lien covers personal property.
21. Which of the following liens does NOT need to be recorded to be valid?
22. Judgment lien
23. Mortgage lien
24. Real estate tax lien
25. Mechanic's lien
26. When a lien against a parcel of real estate may result from a lawsuit currently before the court, a person examining the public records would look for
27. the chain of title.
28. a lis pendens.
29. a suit to quiet title.
30. a judgment lien.
31. Under which of the following types of liens can both the real property and the personal property of the debtor be sold to pay the debt?
32. Assessment lien
33. Judgment lien
34. Mechanic's lien
35. Real estate tax lien
36. When properly recorded in the county where the real estate of the defendant is located, a judgment becomes
37. a voluntary lien.
38. an involuntary lien.
39. a specific lien.
40. an equitable lien.
41. Which lien does *NOT* need to be recorded to be valid?
42. Mortgage lien
43. Real estate tax lien
44. Judgment lien
45. Mechanic’s lien
46. Which of the following is a voluntary lien?
47. Mortgage lien
48. Estate tax lien
49. Real estate tax lien
50. Judgment lien
51. Mechanics’ liens are based on
52. federal law.
53. state law.
54. common law.
55. case law.
56. A court orders real estate to be sold to satisfy an unpaid lien in an action known as
    1. an encumbrance.
    2. an attachment.
    3. a seizure.
    4. a foreclosure.
57. A mechanic’s lien can be filed against an owner’s real estate by
58. a real estate salesperson claiming part of the broker’s commission.
59. a lumber company furnishing materials ordered by the property owner.
60. a real estate broker claiming a commission under a rejected offer.
61. an individual who obtained a judgment against the property owner.
62. Which of the following is a general lien?
63. Real estate taxes
64. Judgments
65. Mortgages
66. Mechanics’ liens
67. Which of the following is a lien on real estate?
68. An easement
69. A recorded mortgage
70. An encroachment
71. A restrictive covenant
72. When establishing priorities for liens,
73. a mechanic’s lien is always first in priority.
74. the date on which the lien was recorded determines priority.
75. the date on which the debt was incurred determines priority.
76. a broker’s lien is automatically first in priority.
77. Property taxes are also called
78. lis pendens.
79. ad valorem.
80. equalizing.
81. unfair.
82. Taxes levied on a property owner to pay to install sidewalks or sewers are called
83. ad valorem taxes.
84. general property taxes.
85. special excise taxes.
86. special assessments.
87. Debts that are incurred by an individual and become liens against the real property owned by that person are
88. general liens.
89. specific liens.
90. fiduciary encumbrances.
91. special assessments.
92. The current market value of a property is $255,000, and it is assessed at 35% of its current market value with an equalization factor of 1.25. What is the amount of real estate tax due if the tax rate is $3.50 per $100 of assessed value?
93. $2,756.25
94. $3,445.31
95. $3,904.69
96. $4,880.26