



When you receive a Mechanic's Lien, your first phone call should be to Speedy Lien

June 11, 2012 - Design / Build

Being in business for more than 20 years, I am aware that landlords and building managers feel anxiety when they receive an envelope with a Speedy Lien return address. The contents, rarely an invitation to a bar mitzvah, inform them a Mechanic's Lien has been filed against their property (or them) and to contact Mark Nash, immediately to resolve the matter.

Yesterday, after two hours in the gym, burning off stress, my day started off with two telephone calls, one from a landlord and the other, a prominent New York City building management firm. The landlord, after opening the envelope was alarmed there was a Mechanic's Lien against his property filed by Speedy Lien. We were representing a contractor working in his building, for a tenant renovation. Asking for details, I advised that our client was hired by a general contractor, who was working directly for a tenant, not paid for their services. In order to protect their rights, a Mechanic's Lien was filed against the property, by Speedy Lien. The amount owed our client was attached to title of the property, docketed with the county clerk, the basic equivalent of a mortgage. He told me he was pending a refinance and the Mechanic's Lien would hinder the closing. I told him to contact the tenant and put them on notice they were in violation of their lease agreement. I was asked to intervene as he quickly put me on a three way call, with the tenant. Distressed over what occurred, the tenant asked me to confirm the lien amount and for Speedy Lien's address so he could messenger the check directly to me. The outcome was that we did receive the check, the Mechanic's Lien was satisfied, our client was paid, the tenant deducted the amount owed the contractor and the landlord was emailed the court docketed Satisfaction of Mechanic's Lien. The landlord thanked me for working with them, not against them and for helping him out of the situation. Had he not been aware of the Mechanic's Lien on the building, it would have cost time and money, either by not being able to refinance or having to incur the cost of their attorney to chase those involved. What could have been a terrible situation was averted. Not exactly a piece of bar mitzvah cake, but everyone walked away satisfied.

Call number two was from a building manager, who also was the proud recipient of a Mechanic's Lien, courtesy of their contractor (a repeat offender) not paying suppliers. Together we called the contractor on his cell phone (yes, I have it in my rolodex) and the building manager told him if the lien was not resolved by close of business, workers would not be allowed in the building the following morning. The next morning at 7 a.m., the building manager called me on my cell phone (yes, he has my cell number) asking if the lien was removed. With my reply of no, he contacted building security and the contractor was denied access. On a positive note, the workers that could not enter the building because of the Mechanic's Lien, did enjoy their coffee while their boss delivered the check to my office. It might have been a perfect morning, had he remembered to bring my large iced coffee, as he normally does. The Speedy Lien client was paid, the building manager

did receive a Satisfaction of Lien and the contractor and his workers, were back on the job, just in time for lunch.

When you receive a Mechanic's Lien against your property, the first call you should make is to Speedy Lien. We will resolve the issue before the situation escalates and damages title of your property because of someone else's non-desirable business ethics. As we tell our Speedy Lien clients, don't allow someone else to destroy what you've worked so hard for. Wake up before it's too late.

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