

Property Research Report

1234 E Placita Verde, Phoenix, AZ 85014

Maricopa County · APN 100-00-000-B (anonymized) · Report date: July 22, 2026

RISK VERDICT: CAUTION

Plain-English summary. Title is vested in one individual who took the property from her parents by quitclaim deed in 2003. The bank loan from the family's 2002 purchase was **fully released in 2014**. What remains of record is a **\$55,617 seller-carryback deed of trust held by the parents' revocable trust — never released**. Property taxes are **current and fully paid**. No liens or judgments are recorded. However, the owner is a **defendant in an active Superior Court lawsuit** (filed January 2025, still pending); no lis pendens is recorded against this parcel, but a money judgment in that case could attach to it. Any purchase should be priced assuming the carryback must be cleared and the litigation resolved or bonded around.

- Why verification matters — what the data feeds got wrong on this property:**
- A national data provider flagged this parcel **tax-delinquent since 2024**. The County Treasurer's record shows every year 2016–2025 **paid in full, \$0.00 due**.
 - The same feed reported one open bank loan. The bank's deed of trust was **released by full reconveyance in 2014** — the loan that actually survives of record is the family carryback the feed mislabeled.
 - The feed showed **no litigation**. The Superior Court docket shows the owner as a defendant in an active 2025 case.

At a Glance

Property	Townhouse · built 1973 · 1,468 sq ft · 2 bath · lot 2,993 sq ft
Legal / Subdivision	CASA VERDE UNIT 2, Lot 2 (MCR ref. anonymized)
Owner of record	K. M. Ellsworth (individual) — owner-occupied
Est. market value	\$483,000 (model) · County full cash value \$395,100 (2025)
Open encumbrances	1 unreleased seller-carryback deed of trust — orig. \$55,617 (2003–2033 term)
Taxes	PAID IN FULL — 2025 tax \$2,114.22, \$0.00 due (verified at Treasurer)
Litigation	Owner is defendant in active Superior Court civil case (no lis pendens on parcel)
Foreclosure / Bankruptcy	No notices of record · PACER verified clear (July 2026)

1 • Ownership & Chain of Title

Verified against the County Recorder's grantor–grantee index. Recording numbers anonymized for this sample; in a live report every citation is the actual recording number you can pull yourself.

Vested owner	K. M. Ellsworth, an unmarried woman (individual)
Dec 2002 — purchase	Warranty deed to owner and her parents jointly — Doc. 2002.130001. Purchase price \$170,000, financed by bank deed of trust — Doc. 2002.130002
Feb 2003 — family transfer	Quitclaim deed, parents to owner alone — Doc. 2003.020001 (non-arm's-length; quitclaim carries no title warranties)
Feb 2003 — carryback	Deed of trust, owner to parents' revocable trust, \$55,617 — Doc. 2003.020002
May 2005	Correction instrument re bank deed of trust — Doc. 2005.060001
Oct 2014 — release	Deed of Release and Full Reconveyance of the 2002 bank deed of trust ('has been fully paid') — Doc. 2014.060001
Last arm's-length sale	December 2002, \$170,000. All later transfers are intrafamily.

2 • Property Taxes — VERIFIED PAID

2025 tax	\$2,114.22 — paid in full
Amount due today	\$0.00 — no delinquency, no fees, no interest (Treasurer record, verified July 2026)
History	Every year 2016–2025 paid in full
Assessed / market value	\$18,438 assessed (2025) · \$395,100 full cash value (\$79,000 land + \$316,100 improvements)
Tax lien exposure	None — no delinquency, so no tax lien certificate exists

Data-feed discrepancy: the aggregator flag 'delinquent since 2024' was stale or wrong. In Arizona a genuine delinquency can become a saleable tax lien certificate — a report that repeated the bad flag would have sent you into negotiations with a phantom problem; the reverse error (feed says clean, county says delinquent) costs real money.

3 • Mortgages & Deeds of Trust

Bank loan (2002)	RELEASED — full reconveyance recorded October 2014, 'fully paid'. Cited: Doc. 2014.060001.
Family carryback (2003)	OPEN OF RECORD. \$55,617 seller-carryback to the parents' revocable trust, 360-month term due 2033, est. balance ~\$22,000. No release or reconveyance found in the index through July 2026.
What this means	An unreleased deed of trust survives a sale. Intrafamily carrybacks are often satisfied but never formally released — or the noteholders (here, a trust whose settlors may be deceased) must act through successor trustees. Either way: obtain a payoff/estoppel from the trust, or a recorded release, before closing.
Assignments	None of record

4 • Liens, Judgments & Courts

Recorded liens	NONE — no tax, HOA, mechanic's, or judgment liens in the recorder index under the owner's name (searched July 2026)
Superior Court	ACTIVE CASE. Owner is one of six defendants (with a family limited partnership and relatives) in a civil suit filed January 2025; defense counsel withdrew April 2026; scheduling order entered May 2026. Case does not name this parcel and no lis pendens is recorded.
Risk	A future money judgment against the owner would attach to Maricopa County real property when recorded. Factor resolution, escrow holdback, or title-company handling into any purchase.
Lis pendens	None recorded against this parcel

5 • Foreclosure & Bankruptcy

Notice of default / trustee sale	None of record
Pre-foreclosure status	None
Bankruptcy	VERIFIED CLEAR — no filings found for the owner in any federal court (PACER nationwide party search, all court types, July 2026)

Sources, Method & Exhibits

Every Lien Hawk report is researched by a person, vetted by our in-house investigative team, and cited to the primary record. This sample was verified against the following sources in July 2026:

County Recorder	Grantor–grantee index search under owner and predecessor names; document images pulled for every instrument cited above
County Treasurer	Parcel tax record — payment status by year, amount due, delinquency and tax-lien status
County Assessor	Parcel characteristics, legal description, valuation record
Superior Court	Civil docket search under owner name — party status, case activity
PACER (federal)	Nationwide party search, all court types — no results
National property data	Used for context (value, equity, rent estimates) — never relied on for title facts

Exhibits attached (redacted for this sample)

Exhibit A	Vesting quitclaim deed (2003) — recorder copy, notary page excerpt
Exhibit B	Deed of Release and Full Reconveyance (2014) — recorder copy
Exhibit C	County Treasurer tax record — \$0.00 due, all years paid
Exhibit D	Superior Court docket — active case, owner as defendant

Bottom line for a buyer: this is a fundamentally clean property with two items to clear — a stale family carryback that needs a payoff or release, and pending litigation to resolve or insure around. Neither shows up correctly in any \$59/month data platform. That's the report.

SAMPLE REPORT: names, addresses, parcel and recording numbers are anonymized; findings, amounts, dates, and document types reflect a real Maricopa County property researched in July 2026. Lien Hawk LLC provides public-records research reports. A report is not title insurance, not a title commitment or abstract, not a legal opinion, and not a substitute for advice from a licensed attorney or a title insurance policy. Not a consumer report under the FCRA. Total liability is capped at the fee paid. Governed by Arizona law.

EXHIBIT A — Vesting Instrument (Quitclaim Deed, 2003)

County Recorder copy, notary page excerpt — redacted for sample

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this the 18 day of Feb, 2003, before me, the undersigned officer,
personally appeared [REDACTED] known to me to be the person whose name is
subscribed to the within instrument and acknowledged that he executed the same for the
purpose contained therein.

[REDACTED]
Notary Public

* * *

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this the 18 day of Feb, 2003, before me, the undersigned officer,
personally appeared [REDACTED], known to me to be the person whose name is
subscribed to the within instrument and acknowledged that she executed the same for the
purpose contained therein.

[REDACTED]
Notary Public

Unofficial
20 Document



When Recorded Return To:

[Redacted]
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683



DEED OF RELEASE AND FULL RECONVEYANCE

WHEREAS, the indebtedness secured by the Deed of Trust EXECUTED BY: [Redacted]
[Redacted] (P/S), which [Redacted] ALLY
PAID.

NOW, THEREFORE, pursuant to the provisions of Arizona Revised Statutes § 33-707. A, which make it unnecessary for the trustee to join in this document, the Beneficiary under said Deed of trust does hereby release and reconvey, without warranty, expressed or implied, unto the parties legally entitled thereto all rights, title and interest which was heretofore acquired by said Deed of Trust, for the Beneficiary.

Dated this 10th day of October in the year 2014



Authorized Officer

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS



DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



Total amount due \$0.00 — every year paid in full. The data feed said 'delinquent'.

SAMPLE REPORT EXHIBIT — identifying details redacted. Official copies accompany every live report.

EXHIBIT D — Superior Court Docket (active civil case)

Owner appears as defendant; counsel withdrew; case remains active. No lis pendens on parcel.

Case Information			
Case Number:		Judge:	
File Date:	1/20/2025	Location:	Downtown
Case Type:	Civil		
Party Information			
Party Name	Relationship	Sex	Attorney
	Plaintiff	Female	
	Defendant		Pro Per
	Defendant	Male	Pro Per
	Defendant	Female	Pro Per
	Defendant	Male	Pro Per
	Defendant	Female	Pro Per
	Defendant		Pro Per
Case Documents			
Filing Date	Description	Docket Date	Filing Party
5/5/2026	SCO - Scheduling Order	5/5/2026	
NOTE:	Order		
4/7/2026	OCW - Order for Withdrawal of Counsel	4/7/2026	
NOTE:	ORDER RE MOTION TO WITHDRAW AS COUNSEL FOR DEFENDANT WITHOUT CLIENT CONSENT		
4/7/2026	MTA - Motion To Amend	4/9/2026	
NOTE:	MOTION TO AMEND SCHEDULING ORDER DEADLINES		
3/9/2026	MFW - Motion For Withdraw of counsel	3/10/2026	
NOTE:	Motion to Withdraw as Counsel FOR DEFENDANT without CLIENT Consent		
3/9/2026	MFW - Motion For Withdraw of counsel	3/11/2026	