Petition to Remove Mechanics' Lien

Owners of real estate sometimes find that a contractor has recorded a mechanics lien on their property, and failed to remove it. Contractors and subcontractors can record mechanics' liens against a piece of real property for work they do on that property. Although the lien automatically becomes invalid if the claimant does not foreclose within 90 days of recording, the lien will still appear on the title until it is released in writing or by court order.

Templates and Forms

- Demand Letter to Release Mechanics' Lien Template (DOCX) (https://saclaw.org/wp-content/uploads/2026/07/sbs-petition-to-release-demand.docx)
- Civil Case Cover Sheet (CM-010) (https://www.courts.ca.gov/documents/cm010.pdf)
- Notice of Petition to Release Mechanics' Lien Template (DOCX) (https://saclaw.org/wp-content/uploads/2026/07/sbs-petition-to-release-notice.docx)
- Petition to Release Mechanics' Lien Template (DOCX) (https://saclaw.org/wp-content/uploads/2026/07/sbs-petition-to-release-petition.docx)
- Order to Release Mechanics' Lien Template (DOCX) (https://saclaw.org/wp-content/uploads/2026/07/sbs-petition-to-release-order.docx)
- Proof of Service of Petition to Remove Mechanics' Lien Template (DOCX) (https://saclaw.org/wp-content/uploads/2026/07/sbs-petition-to-release-pos.docx)

If, after 90 days, the contractor or subcontractor does not release the lien upon request, the owner of the property may petition the court for a release order (also called expunging the lien). California Civil Code (CC) §§ 8480-8488 (http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CIV&division=4.&title=2.&part=6.&chapter=4.&article=7.) . The court will award the prevailing party his or her reasonable attorneys' fees, so you may wish to hire an attorney to do this. CC § 8488(c). (http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=8488.)

If you choose to file this *Petition* without an attorney, or cannot find an attorney to take the case, this Guide will help you do it yourself. It outlines the steps, and includes sample forms.

I need the lien gone right away!
You can obtain release of a lien right away by recording a lien release bond, guaranteeing payment if the claimant later prevails in court. CC § 8424

(http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=8424.) .
Contact your general contractor, if any, or a surety bond agent for information.
For more info, see §10.60 of *California Civil Practice: Real Property Litigation,* KFC 140 .Z9 .C34.

Related Step by Step Guides

- **Serving Documents by Mail** (https://www.saclaw.org/resource_library/serving-documents-by-mail/)
- **Personal Service** (https://www.saclaw.org/resource_library/personal-service/)

Step by Step Instructions

1 Ask the claimant to release the lien

Mail the lien claimant a written demand to remove the lien. Send the request by registered or certified mail, express mail, or overnight delivery. Send it to the claimant's address as shown on any of the following: (1) the preliminary 20-day notice, (2) the records of the Contractor State License Board, (3) the contract on which the lien is based, or (4) the claim of lien itself. CC § 8482.

A customizable template for the Demand for Release may be downloaded from the link at the top of this Guide.

You may want to include a blank Release of Mechanics' Lien (https://www.saclaw.org/wp-content/uploads/2023/04/form-release-of-mechanics-lien.pdf) to make it easy for the claimant to fill out and record.

Keep a copy of your Demand for Release of Mechanics' Lien and the certified, registered, or other receipt as proof of your request. You will attach this to your Petition if the claimant does not voluntarily remove the lien.

You must wait at least 10 days after mailing before filing your Petition, to give the lien claimant time to comply. CC § 8482.

2 Obtain a certified copy of the lien

You will need to attach this to your Petition. You can obtain a certified copy at the county recorder's office. In Sacramento this is located at 3636 American River Drive, Ste. 110, Sacramento, 916-874-6334.

3 Prepare the required court documents

There is no Judicial Council form for this procedure. Instead, the relevant documents must be typed on 28-line pleading paper. Customizable templates may be downloaded from the links at the top of this Guide.

In addition, one Judicial Council form is required for all new cases, including this *Petition*: *Civil Case Cover Sheet* (CM-010), also linked above.

Sample filled-in forms with instructions are available at the end of this guide.

4 Copy and assemble the documents

Make four (4) copies of your documents. One of these copies is to be served on the claimant; the original and the other three copies are to be filed with the court. Staple each of the copies, but leave the original unstapled. Sacramento County Superior Court uses an electronic filing system in which documents are scanned in electronically. Stapled originals are not accepted because the staple will jam in the scanner, damaging both the document and the scanner.

Note: You will have exhibits attached to your Petition (a certified copy of the Claim of Lien and a copy of the Demand for Release with proof of mailing).

5 File your documents, pay filing fee, and ask clerk for hearing date

File your documents at the filing window at the new courthouse, at 500 G St., Second Floor, Sacramento, CA 95814. While you are there, the clerk will assign you a department and a hearing date within the next 30 days (CC § 8486 (https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=8486.&lawCode=CIV)). Because the clerk may have a number of dates available, be sure to bring your schedule with you so you can choose a date that works for you. Fill this in on all copies of the Notice of Hearing and file the original and three copies of that as well. Make sure that you receive a stamped copy of each document to serve on the lien claimant, and a copy for yourself.

As of the date of this guide there is a $435 filing fee, unless your fees are waived. Current fees can be found on the Sacramento County Court Fee Schedule (https://www.saccourt.ca.gov/home/showpublisheddocument/219/639084032985130000) . If you qualify for a fee waiver, you may file a request with the court. For more information, see our step-by-step guide on "Fee Waivers (https://www.saclaw.org/resource_library/fee-waiver/) ."

6 Have the Petition and other documents served

At least 15 court (business) days before the hearing: Have someone (NOT YOU) serve a court-stamped copy of all documents on the lien claimant, either in person or by certified or registered mail (return receipt requested). You can use any of these addresses: (1) the address on the preliminary 20-day notice, (2) the records of the Contractor State License Board, (3) the address on the contract on which the lien is based, or (4) the claim of lien itself.

If you serve by mail, you are required to serve the notice 15 *court* days before the hearing, plus five *calendar* days for mail time. If you do not, the court will deny your petition.

The person who is serving your papers for you must complete a customizable Proof of Service of Petition to Release Mechanics Lien by Mail. You can download a template of this form from the link in Step 3, above.

Photocopy the certified or registered mail receipt. Write “Exhibit A” on the bottom of the copy, and staple the copy to the Proof of Service. Make at least two copies.

File the original Proof of Service, and two copies, with the Court. Make sure this is done at least a few days before the hearing.

7 Tentative Ruling: Review ruling at 2 pm, request hearing before 4 pm if needed

Pursuant to Local Rule 1.06 (https://www.saccourt.ca.gov/general-information/local-rules-standing-orders) , the judge reads the papers ahead of time and posts a tentative ruling by 2:00 p.m. the **court day before the hearing**. **You then have two hours to request oral argument**, if you choose to do so. Unless one party requests oral argument, the tentative ruling will automatically become the actual ruling.

You may read the tentative ruling online (https://prod-portal-sacramento-ca.journaltech.com/public-portal/) , or may call 916-874-7858 or 916-874-7848 to hear it. More information about this process is available on Sacramento County Superior Court’s website (https://www.saccourt.ca.gov/divisions/civil/civil-home-courts) (scroll down the page to the header for “Tentative Rulings & Oral Argument.”

Closely review the tentative ruling. Since you are asking the Court to issue an order removing the lien, you are looking for your Petition to be “GRANTED.” If the court does not grant your request, your Petition will be “DENIED.” Even if your Petition is granted, be sure to read the tentative ruling very carefully, since it may contain other important information or instructions.

If you are not happy with the tentative ruling, and wish to present oral argument in front of the judge, you must call all opposing counsel and/or self-represented parties, and also call the Law and Motion Oral Argument Request Line before 4:00 p.m. that same day. State that you are requesting oral argument on the motion. **If you do not do this, your hearing will be canceled.** Be aware that the judges very rarely change their tentative rulings.

Oral Argument Request Lines:
Department 8C: 916-874-8380
Department 8D: 916-874-7719
Department 16C: 916-874-1475

Department 16D: 916-874-3056

If you are happy with the tentative ruling, you do not need to do anything unless the tentative ruling orders you to appear, or the other side calls you and the court before 4:00 p.m. that same day to request oral argument. If that happens, you should go to the court hearing and be prepared to argue your case.If neither party requests oral argument by 4:00 p.m., the court will simply make the tentative ruling the order of the court, and no oral argument will be permitted. If a party requests oral argument, the court will make its ruling after the oral arguments, either in court or by mail a few days later.

8 Attend the hearing, if necessary

If you or the other party notify each other and the court that they plan to attend the hearing, you have the option of attending in person or by video or telephone using Zoom.

In person: 500 G St., Sacramento CA, 95814

Leave plenty of time to arrive before your hearing starts. Leave early if you will need to find parking, since the courthouse does not have a parking lot. The nearest pay lot is at the corner of 7th and G, at least a 5-minute walk away. Check in with the staffer seated by the door of your courtroom.

Using Zoom: instructions are listed on your tentative ruling. Be sure to log on a bit early.

What to expect: Since you are the petitioning party, the judge will ask you to explain your request first, then ask the opposing party to respond. The judge will usually decide immediately whether whether to grant the motion or not, but may “take it under consideration” and mail out their ruling a few days later.

9 Record the signed order releasing the lien at the County Recorder’s office

If the judge signs the Order, obtain a certified copy from the court clerk. Record the certified copy at the County Recorder’s office. This extinguishes the lien.

For More Information

On the Web

The Contractors' State License Board offers a number of useful and informative guides, pamphlets, and forms for consumers, including "What if a Mechanics Lien is Filed on Your Property? (https://www.cslb.ca.gov/Consumers/Legal_Issues_For_Consumers/Mechanics_Lien/If_A_Mechanics_Lien_Is_Filed_Against_You.aspx)."

The California Land Title Association has a series of "Consumer Library" articles on its website, including one on mechanics' liens: "Title Reporter Series #7: Mechanics' Liens (https://www.clta.org/reporter7.html)."

At the Law Library

California Forms of Pleading and Practice KFC 1010 .A65 C3 (Ready Reference)
Sections 361.32 and 361.163 deal with petitions for the release of mechanics liens.
Electronic Access: On the Law Library's computers, using Lexis Advance.

Samples

Civil Case Cover Sheet

CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY — STATE BAR NUMBER: — FOR COURT USE ONLY
NAME: ORFAMAY OWNER
FIRM NAME:
STREET ADDRESS: 123 Main St.
CITY: Sacramento
TELEPHONE NO.: 916-555-1212
EMAIL ADDRESS:
ATTORNEY FOR (*name*): In Pro Per

Insert your name, mailing address, and phone number. "In Pro Per" means you are representing yourself.

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SACRAMENTO
STREET ADDRESS: 500 G Street
MAILING ADDRESS: 500 G Street
CITY AND ZIP CODE: Sacramento, CA 95814
BRANCH NAME: TCS

Enter the address of the court where you will be filing your petition.

CASE NAME:
OWNER VS CONTRACTOR

The "case name" is your name vs. the lien claimant's name/business.

CIVIL CASE COVER SHEET — **Complex Case Designation**

- [x] **Unlimited** (Amount demanded exceeds $35,000)
- [ ] **Limited** (Amount demanded is $35,000 or less)
- [ ] Counter
- [ ] Joinder

Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

JUDGE:
DEPT.:

Items 1–6 below must be completed (see instructions on page 2 and examples on page 3).

1. Check **one** box below for the case type that best describes this case:

Auto Tort
- [ ] Auto (22)
- [ ] Uninsured motorist (46)

Asbestos
- [ ] Asbestos (04)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
- [ ] Product liability (24)
- [ ] Medical malpractice (45)
- [ ] Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort
- [ ] Business tort/Unfair business practice (07)
- [ ] Civil rights (08)
- [ ] Defamation (13)
- [ ] Fraud (16)
- [ ] Intellectual property (19)
- [ ] Professional negligence (25)
- [ ] Other non-PI/PD/WD tort (35)

Employment
- [ ] Wrongful termination (36)
- [ ] Other employment (15)

Contract
- [ ] Breach of contract/warranty (06)
- [ ] Song-Beverly Act: Motor Vehicle Lemon Law (49)
- [ ] Rule 3.740 collections (09)
- [ ] Other collections (09)
- [ ] Insurance coverage (18)
- [ ] Other contract (37)

Real Property
- [ ] Eminent domain/Inverse condemnation (14)
- [ ] Wrongful eviction (33)
- [ ] Other real property (26)

Unlawful Detainer
- [ ] Commercial (31)
- [ ] Residential (32)
- [ ] Drugs (38)

Judicial Review
- [ ] Asset forfeiture (05)
- [ ] Petition re arbitration award (11)
- [ ] Writ of mandate (02)
- [ ] Other judicial review (39)

Employment Development Department (EDD)
- [ ] EDD decision review (48)

Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400–3.404)
- [ ] Antitrust/Trade regulation (03)
- [ ] Construction defect (10)
- [ ] Mass tort (40)
- [ ] Securities litigation (28)
- [ ] Environmental/Toxic tort (30)
- [ ] Comprehensive groundwater adjudication (47)
- [ ] Insurance coverage claims arising from the above listed provisionally complex case types (41)

Enforcement of Judgment
- [ ] Enforcement of judgment (20)

Miscellaneous Civil Complaint
- [ ] RICO (27)
- [ ] Other complaint *(not specified above)* (42)

Miscellaneous Civil Petition
- [ ] Partnership and corporate governance (21)
- [x] Other petition *(not specified above)* (43)

Check "Other Petition."

Judicial Council of California, courts.ca.gov
Rev. July 1, 2026, Mandatory Form
Cal. Rules of Court, rules 2.30, 3.220, 3.400–3.403, 3.740
Cal. Stds. Jud. Admin., std. 3.10

Civil Case Cover Sheet

CM-010, Page 1 of 3

CM-010

2. Is this case complex under rule 3.400 of the California Rules of Court? ☐ Yes ☒ No
If the case is complex, mark the factors requiring exceptional judicial management:
a. ☐ Large number of separately represented parties
b. ☐ Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve
c. ☐ Substantial amount of documentary evidence
d. ☐ Large number of witnesses
e. ☐ Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
f. ☐ Substantial postjudgment judicial supervision
3. Remedies sought *(check all that apply)*:
a. ☐ monetary
b. ☒ nonmonetary; declaratory or injunctive relief
c. ☐ punitive
4. Number of causes of action *(specify)*: 1
5. Is this case a class action suit? ☐ Yes ☒ No
6. If there are any known related cases, file and serve a notice of related case. *(You may use form CM-015.)*

Enter "1" for the number of causes of action.

Date: March 10, 2024

ORFAMAY OWNER

Type or The petitioner(s) must date and sign the form ture of party or attorney for party

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, or a collections case under rule 3.740, you must serve a copy of this cover sheet on all other parties to the action or proceeding. (Cal. Rules of Court, rule 3.220.)
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the Civil Case Cover Sheet contained on pages 1 and 2. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided on page 3 of this form. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 of the California Rules of Court is defined as an action for recovery of money owed in a sum stated to be certain that is not more than $35,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

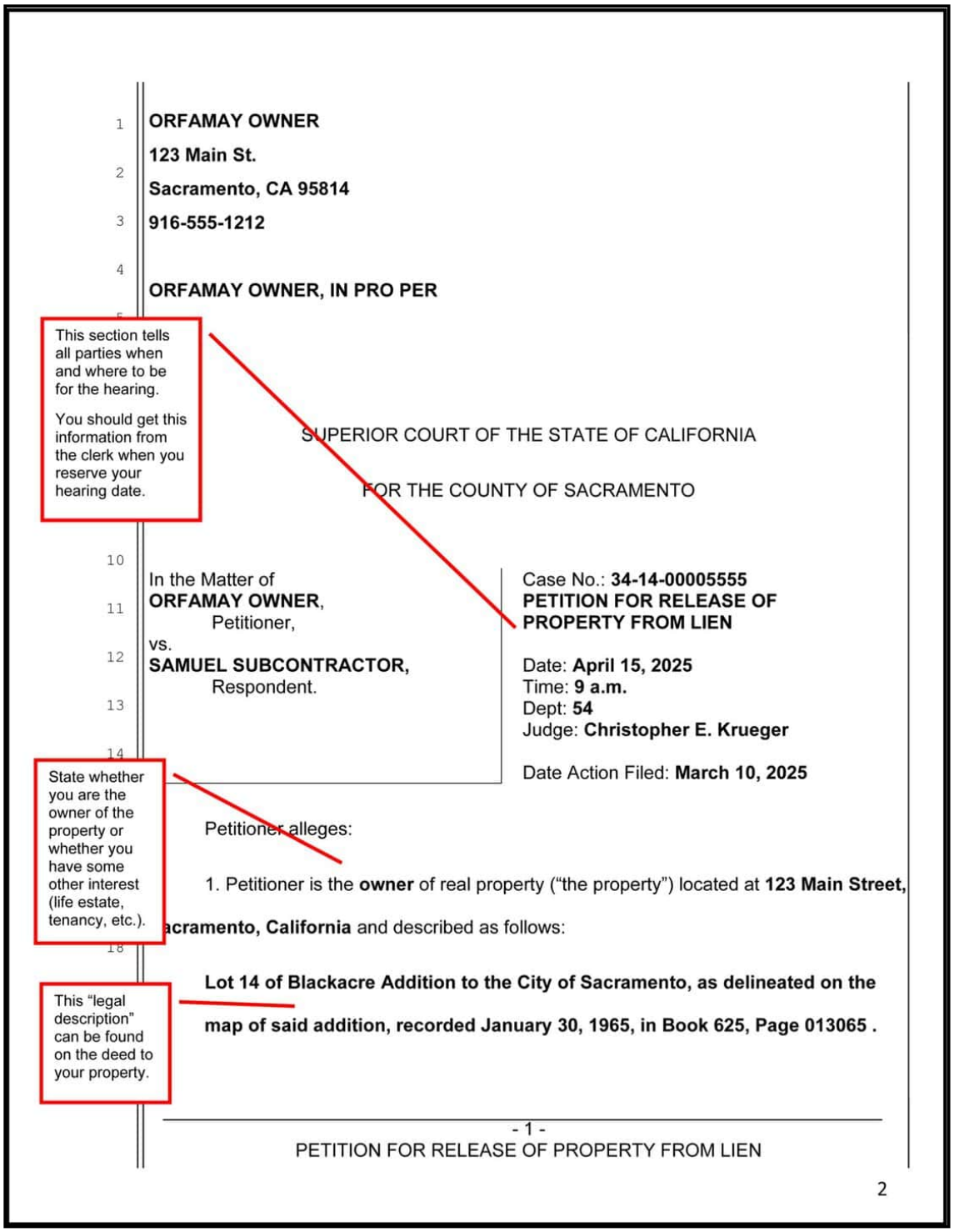
To Parties in Complex Cases. In complex cases only, parties must also use the Civil Case Cover Sheet to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

SEE PAGE 3 FOR INFORMATION PURPOSES ONLY.

Rev. July 1, 2026 **Civil Case Cover Sheet** **CM-010**, Page 2 of 3

Civil Case Cover Sheet (CM-010)(Page 2)

Petition for Release of Lien



ORFAMAY OWNER
123 Main St.
Sacramento, CA 95814
916-555-1212

ORFAMAY OWNER, IN PRO PER

This section tells all parties when and where to be for the hearing.

You should get this information from the clerk when you reserve your hearing date.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SACRAMENTO

In the Matter of
ORFAMAY OWNER,
Petitioner,
vs.
SAMUEL SUBCONTRACTOR,
Respondent.

Case No.: **34-14-00005555**
PETITION FOR RELEASE OF PROPERTY FROM LIEN

Date: **April 15, 2025**
Time: **9 a.m.**
Dept: **54**
Judge: **Christopher E. Krueger**

Date Action Filed: **March 10, 2025**

State whether you are the owner of the property or whether you have some other interest (life estate, tenancy, etc.).

Petitioner alleges:

1. Petitioner is the **owner** of real property ("the property") located at **123 Main Street, Sacramento, California** and described as follows:

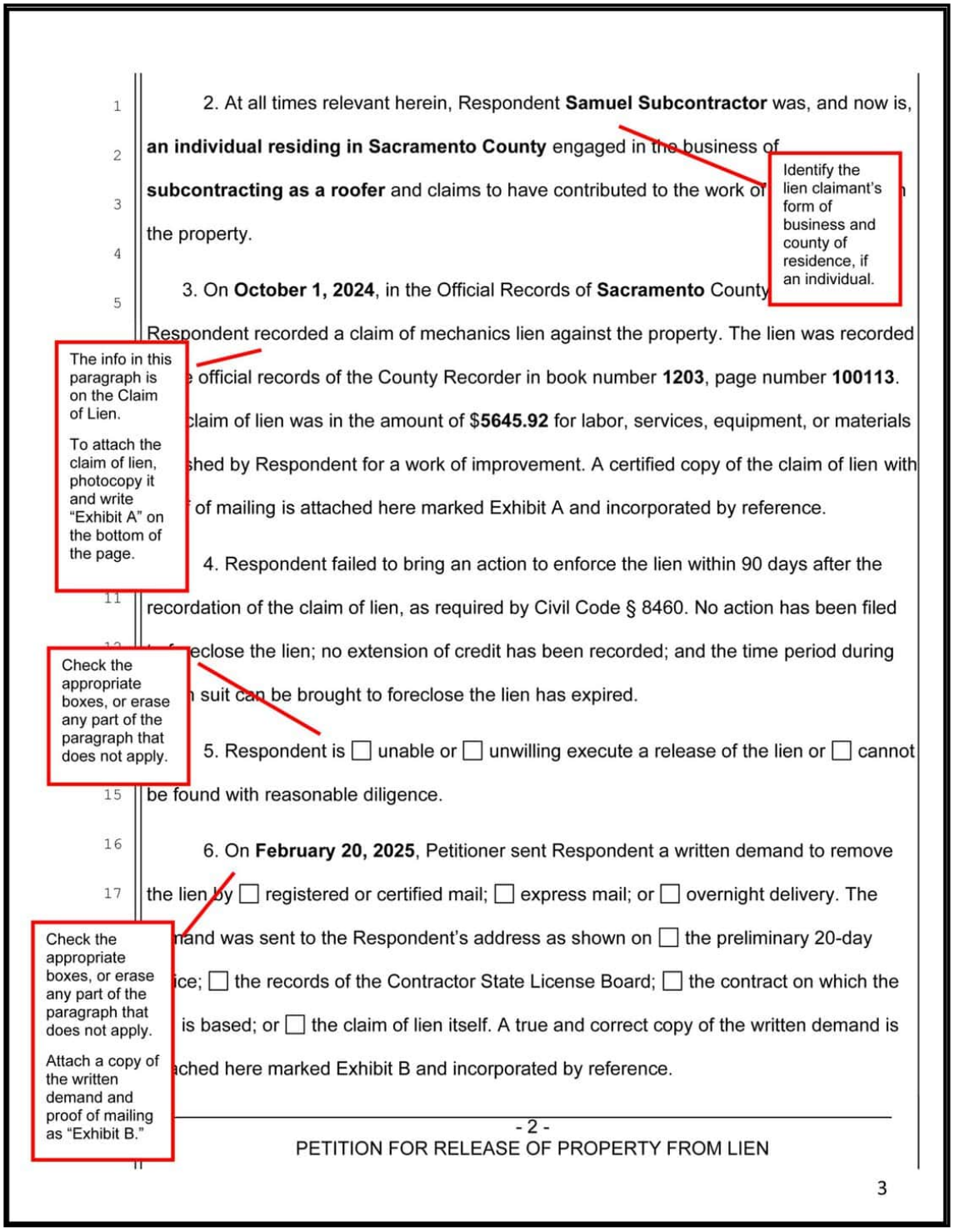
This "legal description" can be found on the deed to your property.

Lot 14 of Blackacre Addition to the City of Sacramento, as delineated on the map of said addition, recorded January 30, 1965, in Book 625, Page 013065 .

- 1 -
PETITION FOR RELEASE OF PROPERTY FROM LIEN

2

Petition for Release of Lien (Page 1 of 7)



2. At all times relevant herein, Respondent **Samuel Subcontractor** was, and now is, **an individual residing in Sacramento County** engaged in the business of **subcontracting as a roofer** and claims to have contributed to the work of improvement on the property.

Identify the lien claimant's form of business and county of residence, if an individual.

3. On **October 1, 2024**, in the Official Records of **Sacramento** County Respondent recorded a claim of mechanics lien against the property. The lien was recorded in the official records of the County Recorder in book number **1203**, page number **100113**. A claim of lien was in the amount of $**5645.92** for labor, services, equipment, or materials furnished by Respondent for a work of improvement. A certified copy of the claim of lien with proof of mailing is attached here marked Exhibit A and incorporated by reference.

The info in this paragraph is on the Claim of Lien.

To attach the claim of lien, photocopy it and write "Exhibit A" on the bottom of the page.

4. Respondent failed to bring an action to enforce the lien within 90 days after the recordation of the claim of lien, as required by Civil Code § 8460. No action has been filed to foreclose the lien; no extension of credit has been recorded; and the time period during which suit can be brought to foreclose the lien has expired.

Check the appropriate boxes, or erase any part of the paragraph that does not apply.

5. Respondent is ☐ unable or ☐ unwilling execute a release of the lien or ☐ cannot be found with reasonable diligence.

6. On **February 20, 2025**, Petitioner sent Respondent a written demand to remove the lien by ☐ registered or certified mail; ☐ express mail; or ☐ overnight delivery. The demand was sent to the Respondent's address as shown on ☐ the preliminary 20-day notice; ☐ the records of the Contractor State License Board; ☐ the contract on which the claim is based; or ☐ the claim of lien itself. A true and correct copy of the written demand is attached here marked Exhibit B and incorporated by reference.

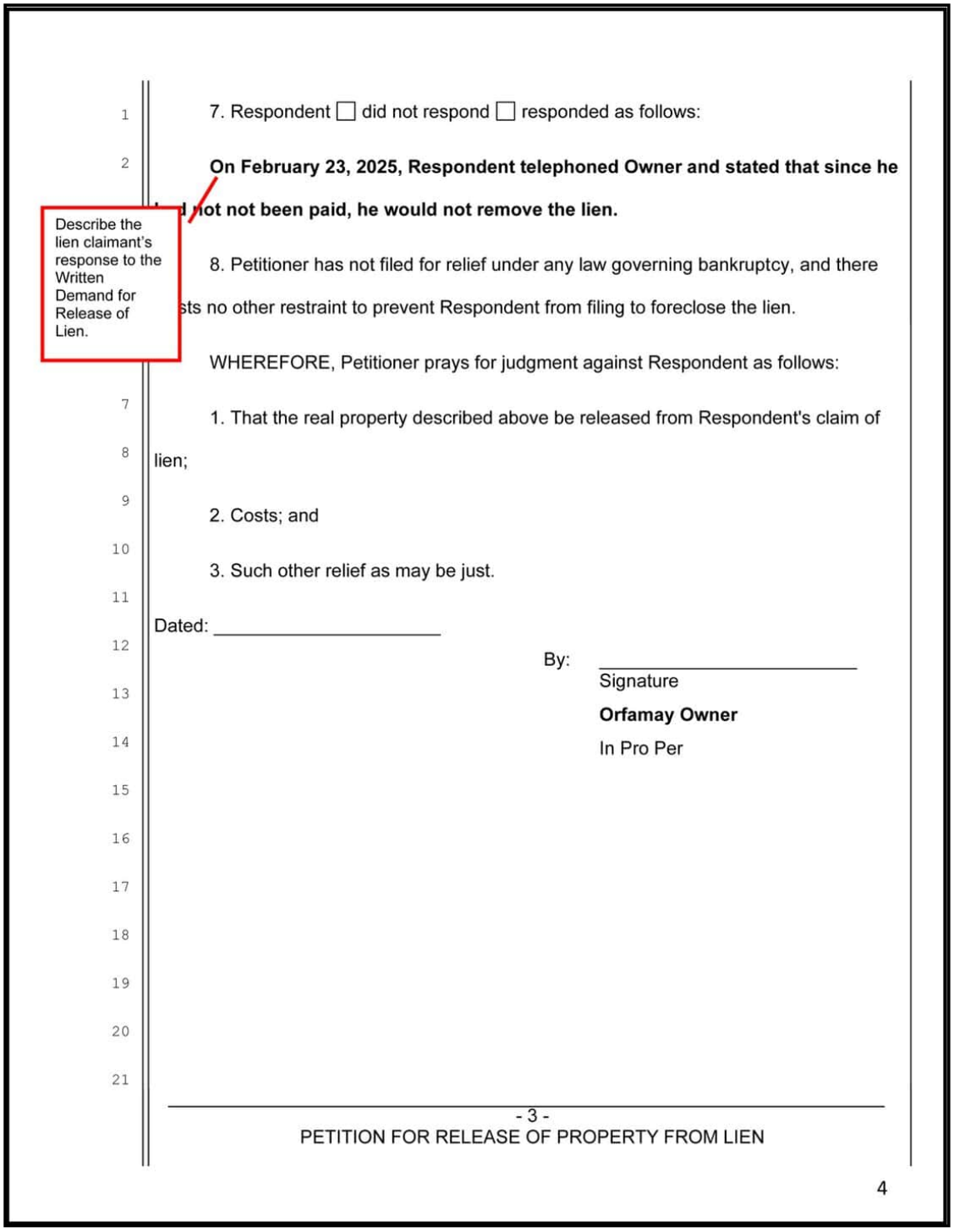
Check the appropriate boxes, or erase any part of the paragraph that does not apply.

Attach a copy of the written demand and proof of mailing as "Exhibit B."

- 2 -
PETITION FOR RELEASE OF PROPERTY FROM LIEN

3

Petition for Release of Lien (Page 2 of 7)



7. Respondent ☐ did not respond ☐ responded as follows:

On February 23, 2025, Respondent telephoned Owner and stated that since he [illegible] not been paid, he would not remove the lien.

Describe the lien claimant's response to the Written Demand for Release of Lien.

8. Petitioner has not filed for relief under any law governing bankruptcy, and there [illegible]sts no other restraint to prevent Respondent from filing to foreclose the lien.

WHEREFORE, Petitioner prays for judgment against Respondent as follows:

1. That the real property described above be released from Respondent's claim of lien;

2. Costs; and

3. Such other relief as may be just.

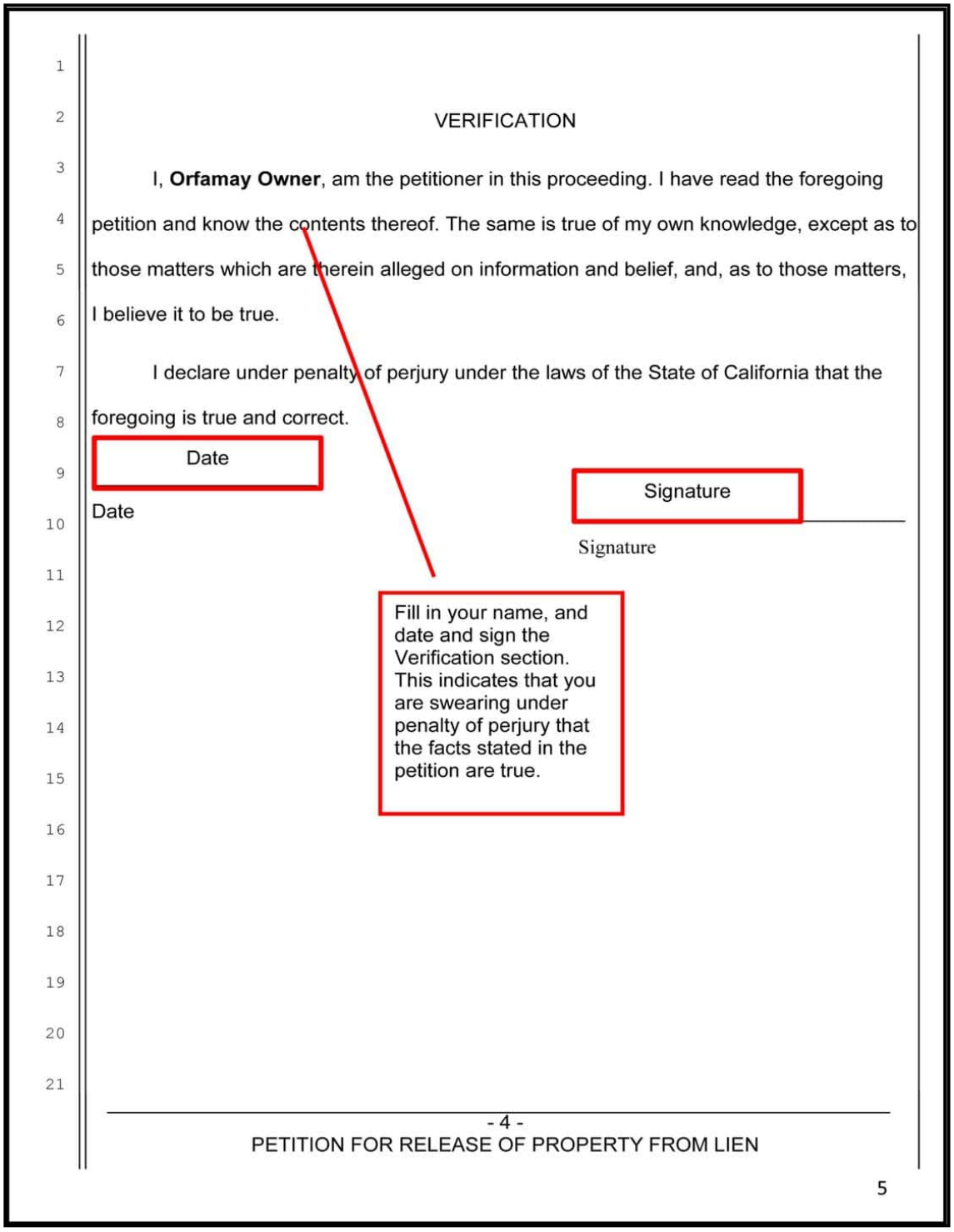
Dated: _____

By: _____
Signature
Orfamay Owner
In Pro Per

- 3 -
PETITION FOR RELEASE OF PROPERTY FROM LIEN

4

Petition for Release of Lien (Page 3 of 7)



VERIFICATION

I, **Orfamay Owner**, am the petitioner in this proceeding. I have read the foregoing petition and know the contents thereof. The same is true of my own knowledge, except as to those matters which are therein alleged on information and belief, and, as to those matters, I believe it to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date

Date

Signature

Signature

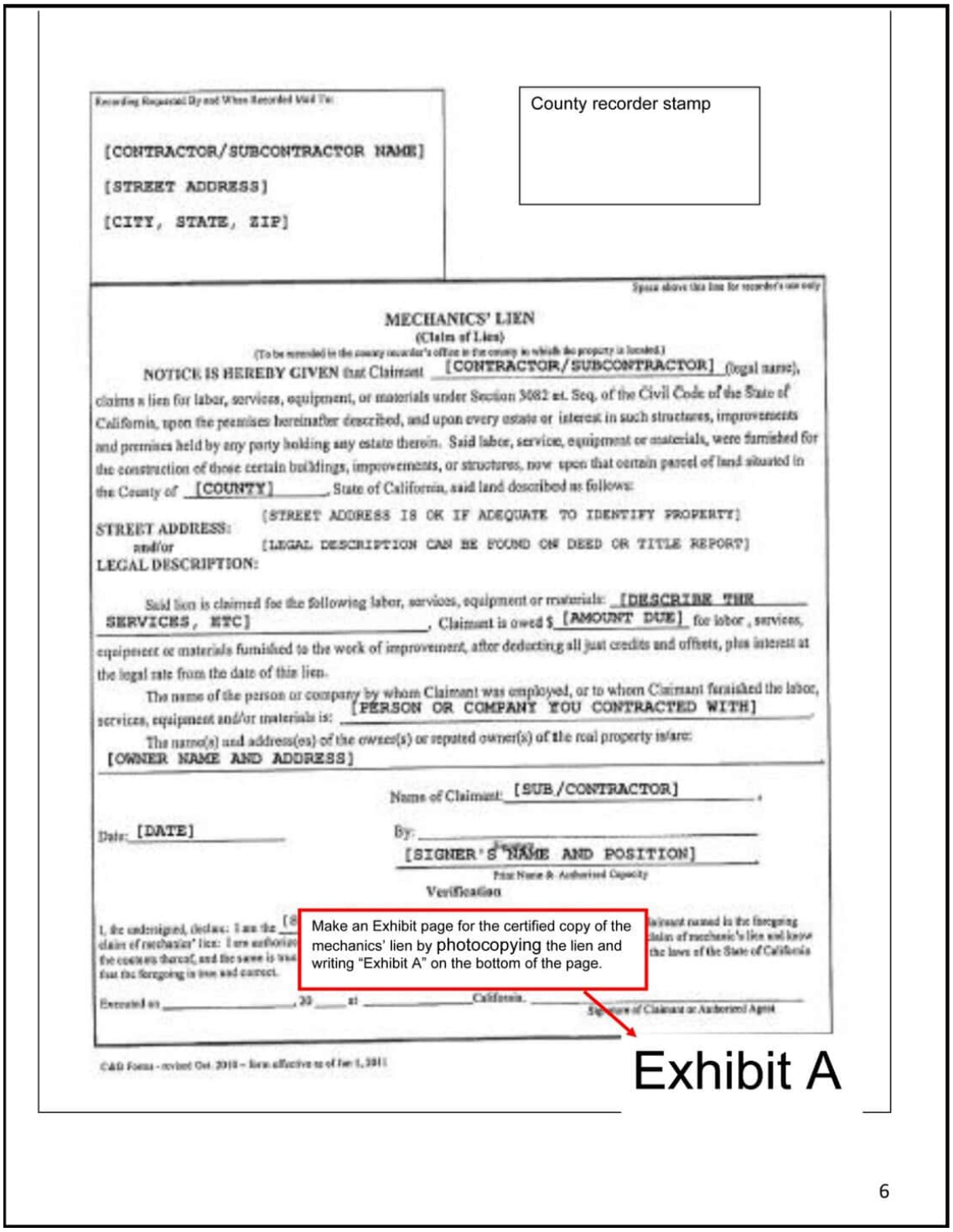
Fill in your name, and date and sign the Verification section. This indicates that you are swearing under penalty of perjury that the facts stated in the petition are true.

- 4 -

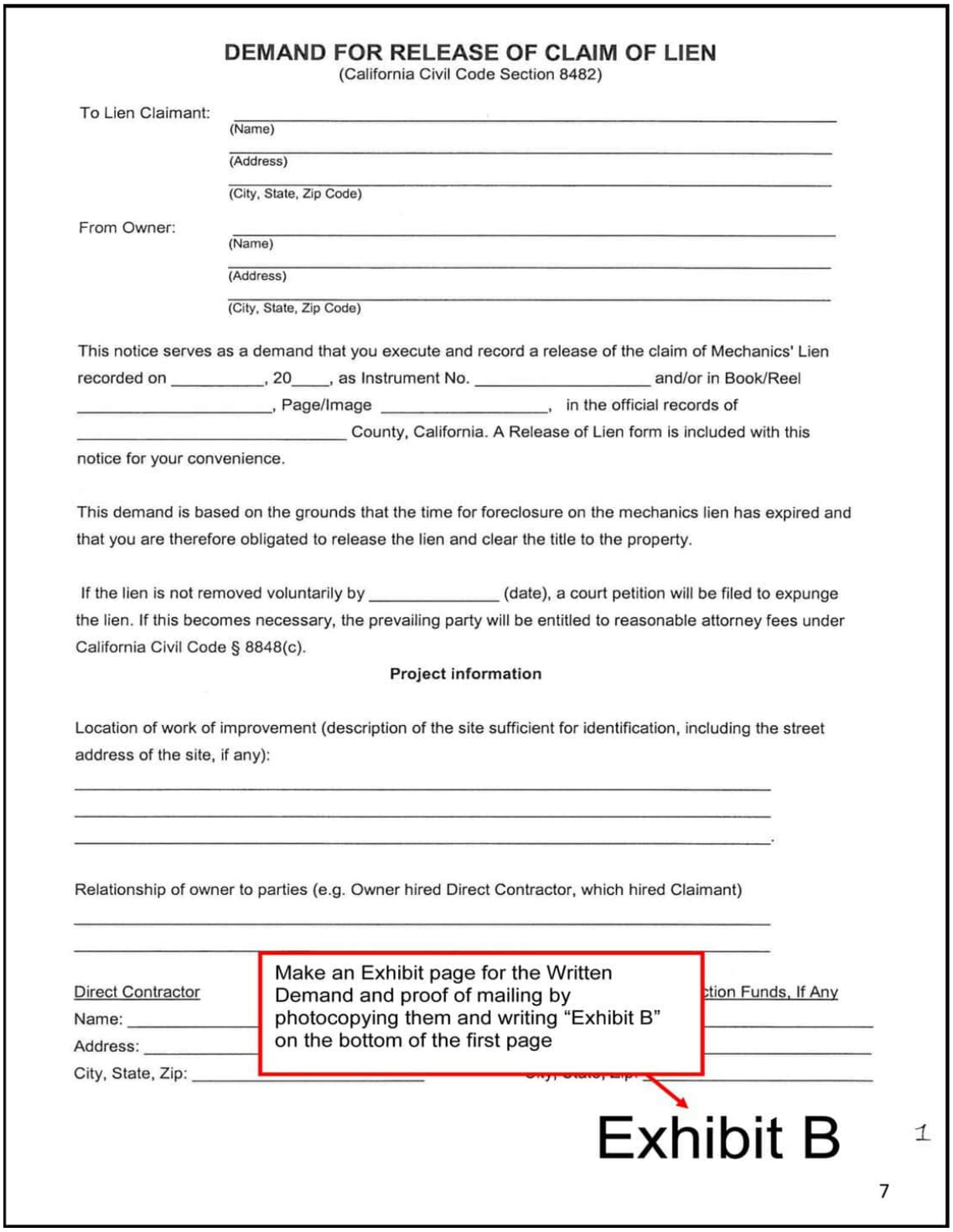
PETITION FOR RELEASE OF PROPERTY FROM LIEN

5

Petition for Release of Lien (Page 4 of 7)



Petition for Release of Lien (Page 5 of 7)



DEMAND FOR RELEASE OF CLAIM OF LIEN
(California Civil Code Section 8482)

To Lien Claimant: _____
(Name)
_____
(Address)
_____
(City, State, Zip Code)

From Owner: _____
(Name)
_____
(Address)
_____
(City, State, Zip Code)

This notice serves as a demand that you execute and record a release of the claim of Mechanics' Lien recorded on _____, 20____, as Instrument No. _____ and/or in Book/Reel _____, Page/Image _____, in the official records of _____ County, California. A Release of Lien form is included with this notice for your convenience.

This demand is based on the grounds that the time for foreclosure on the mechanics lien has expired and that you are therefore obligated to release the lien and clear the title to the property.

If the lien is not removed voluntarily by _____ (date), a court petition will be filed to expunge the lien. If this becomes necessary, the prevailing party will be entitled to reasonable attorney fees under California Civil Code § 8848(c).

Project information

Location of work of improvement (description of the site sufficient for identification, including the street address of the site, if any):
_____
_____
_____.

Relationship of owner to parties (e.g. Owner hired Direct Contractor, which hired Claimant)
_____
_____

Direct Contractor
Name: _____
Address: _____
City, State, Zip: _____

ction Funds, If Any
_____
_____
_____

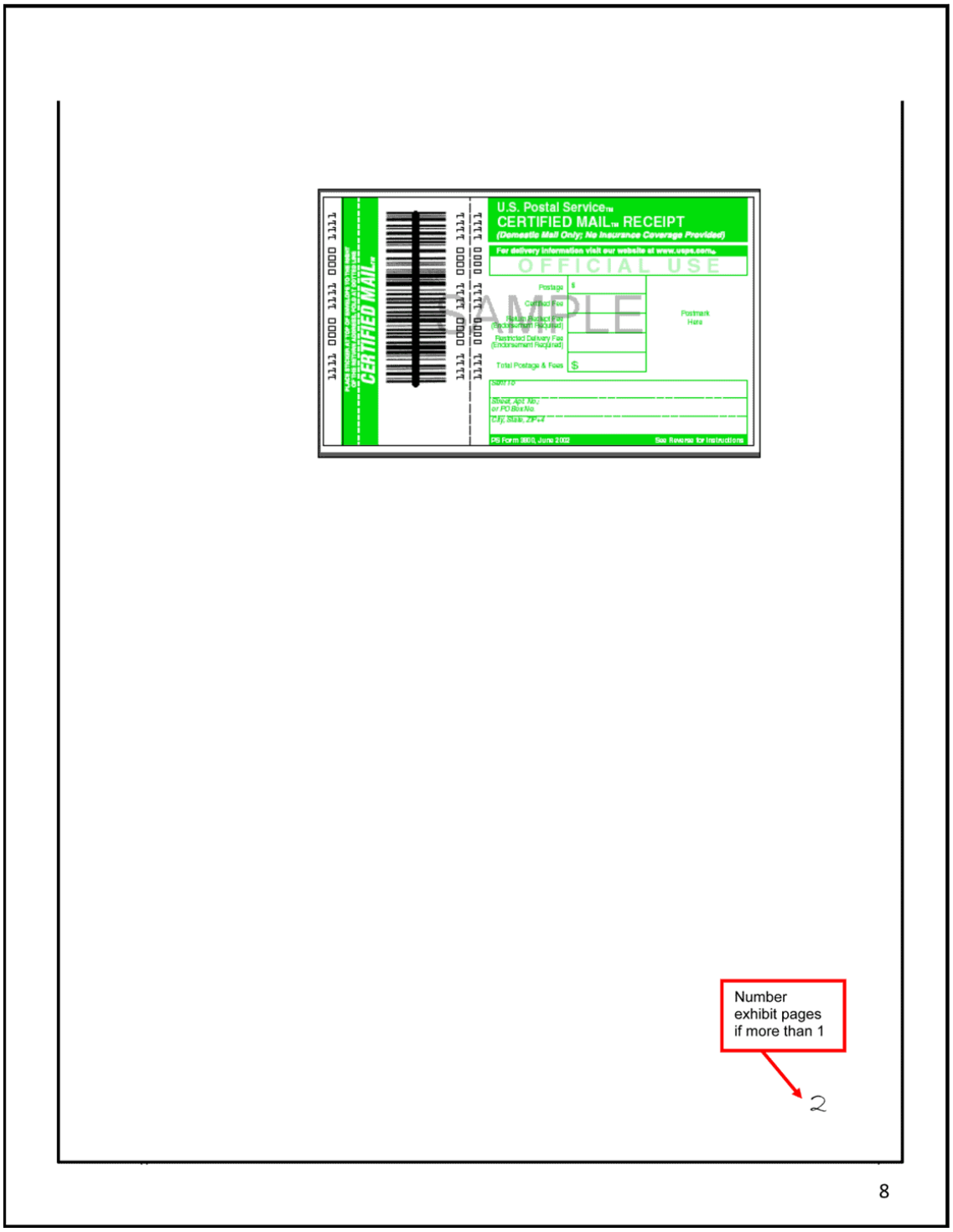
Make an Exhibit page for the Written Demand and proof of mailing by photocopying them and writing "Exhibit B" on the bottom of the first page

Exhibit B

1

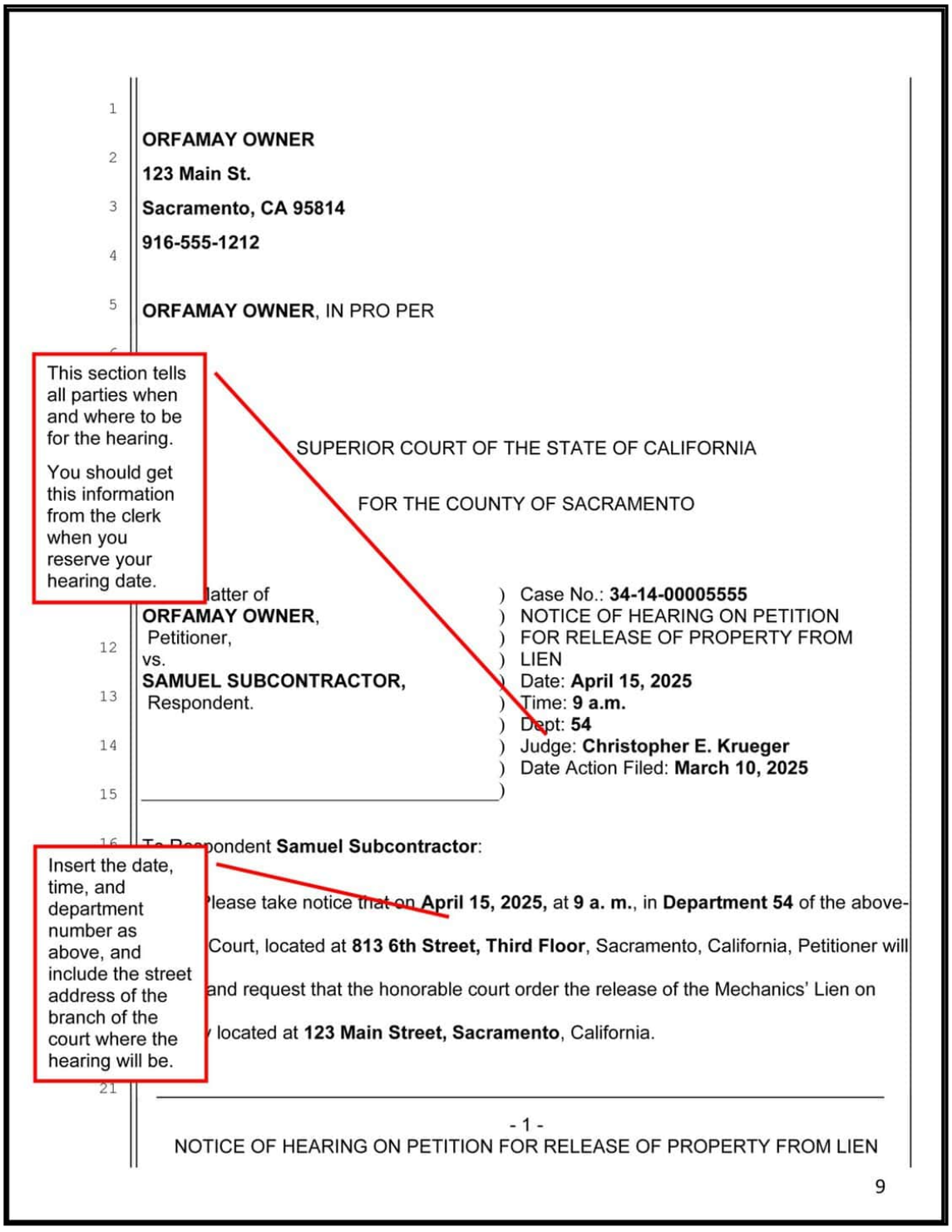
7

Petition for Release of Lien (Page 6 of 7)



Petition for Release of Lien (Page 7 of 7)

Notice of Hearing



ORFAMAY OWNER
123 Main St.
Sacramento, CA 95814
916-555-1212

ORFAMAY OWNER, IN PRO PER

This section tells all parties when and where to be for the hearing.

You should get this information from the clerk when you reserve your hearing date.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SACRAMENTO

latter of **ORFAMAY OWNER**, Petitioner, vs. **SAMUEL SUBCONTRACTOR,** Respondent.	Case No.: **34-14-00005555** NOTICE OF HEARING ON PETITION FOR RELEASE OF PROPERTY FROM LIEN Date: **April 15, 2025** Time: **9 a.m.** Dept: **54** Judge: **Christopher E. Krueger** Date Action Filed: **March 10, 2025**

Insert the date, time, and department number as above, and include the street address of the branch of the court where the hearing will be.

ondent **Samuel Subcontractor**:

lease take notice that on **April 15, 2025,** at **9 a. m.**, in **Department 54** of the above-

Court, located at **813 6th Street, Third Floor**, Sacramento, California, Petitioner will

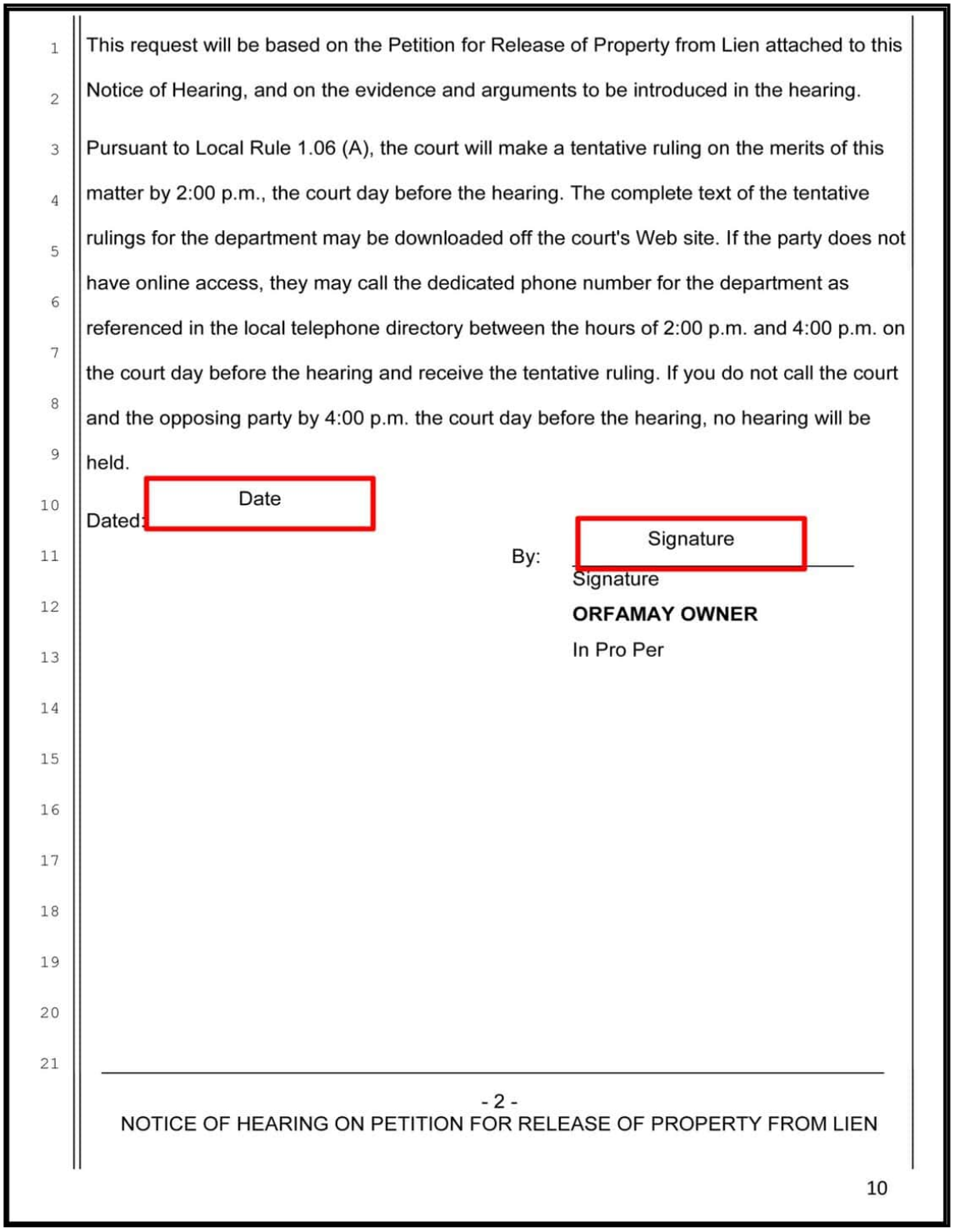
and request that the honorable court order the release of the Mechanics' Lien on

located at **123 Main Street, Sacramento**, California.

- 1 -
NOTICE OF HEARING ON PETITION FOR RELEASE OF PROPERTY FROM LIEN

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Notice of Hearing (Page 1)



This request will be based on the Petition for Release of Property from Lien attached to this Notice of Hearing, and on the evidence and arguments to be introduced in the hearing.

Pursuant to Local Rule 1.06 (A), the court will make a tentative ruling on the merits of this matter by 2:00 p.m., the court day before the hearing. The complete text of the tentative rulings for the department may be downloaded off the court's Web site. If the party does not have online access, they may call the dedicated phone number for the department as referenced in the local telephone directory between the hours of 2:00 p.m. and 4:00 p.m. on the court day before the hearing and receive the tentative ruling. If you do not call the court and the opposing party by 4:00 p.m. the court day before the hearing, no hearing will be held.

Dated: Date

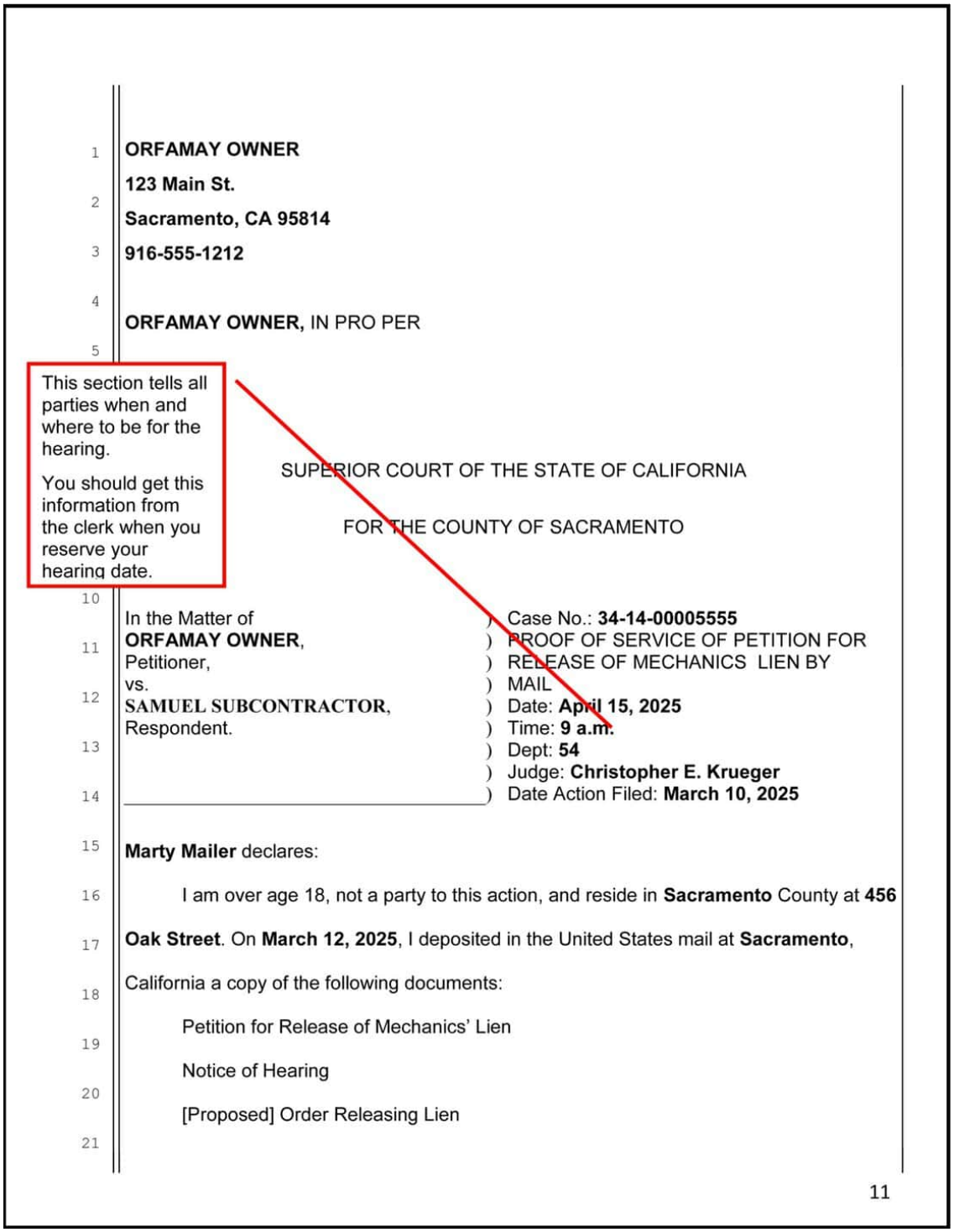
By: Signature
Signature
ORFAMAY OWNER
In Pro Per

- 2 -
NOTICE OF HEARING ON PETITION FOR RELEASE OF PROPERTY FROM LIEN

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Notice of Hearing (Page 2)

Proof of Service



ORFAMAY OWNER
123 Main St.
Sacramento, CA 95814
916-555-1212

ORFAMAY OWNER, IN PRO PER

This section tells all parties when and where to be for the hearing.

You should get this information from the clerk when you reserve your hearing date.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SACRAMENTO

In the Matter of **ORFAMAY OWNER**, Petitioner, vs. **SAMUEL SUBCONTRACTOR**, Respondent.	Case No.: **34-14-00005555** PROOF OF SERVICE OF PETITION FOR RELEASE OF MECHANICS LIEN BY MAIL Date: **April 15, 2025** Time: **9 a.m.** Dept: **54** Judge: **Christopher E. Krueger** Date Action Filed: **March 10, 2025**

Marty Mailer declares:

I am over age 18, not a party to this action, and reside in **Sacramento** County at **456 Oak Street**. On **March 12, 2025**, I deposited in the United States mail at **Sacramento**, California a copy of the following documents:

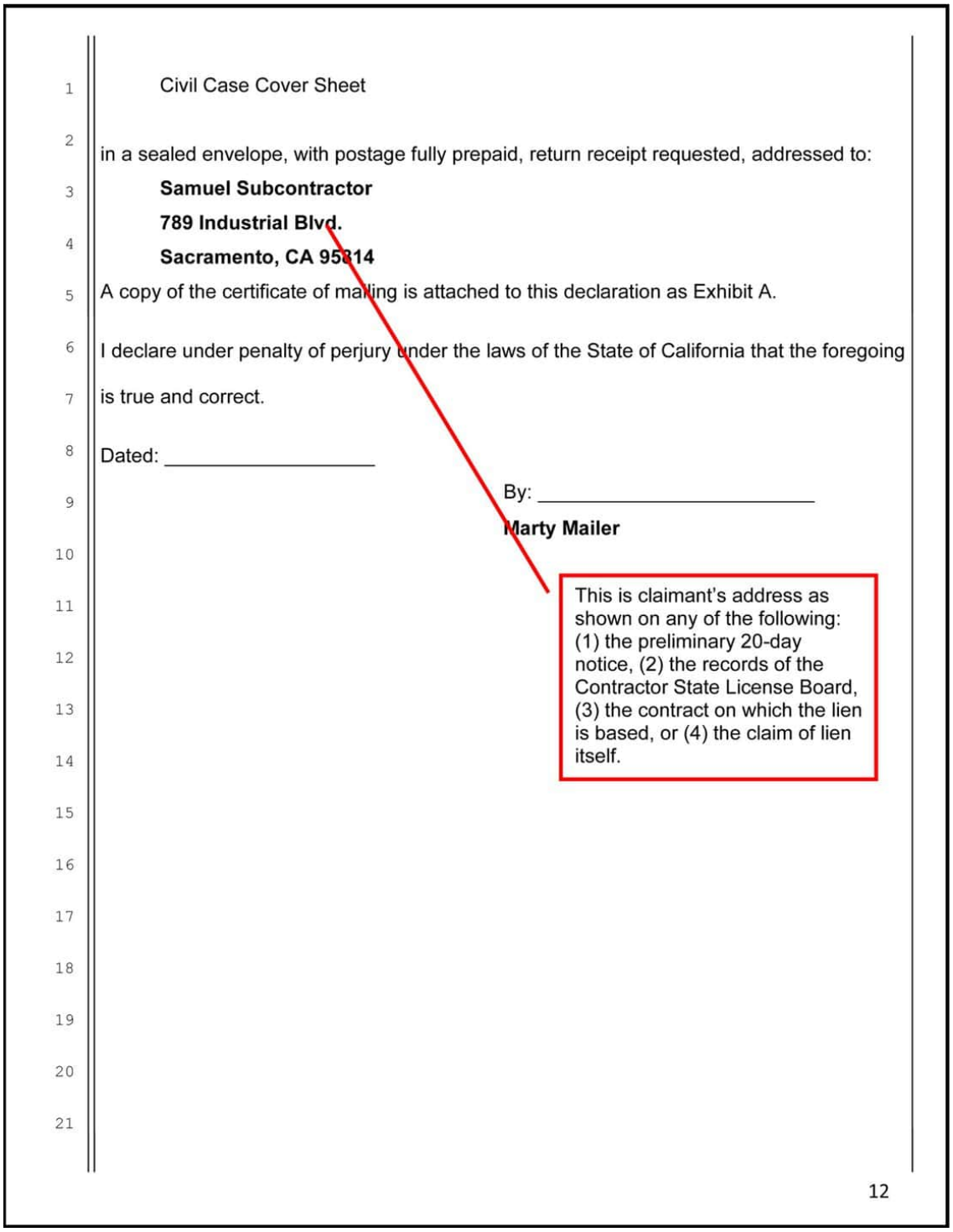
Petition for Release of Mechanics' Lien

Notice of Hearing

[Proposed] Order Releasing Lien

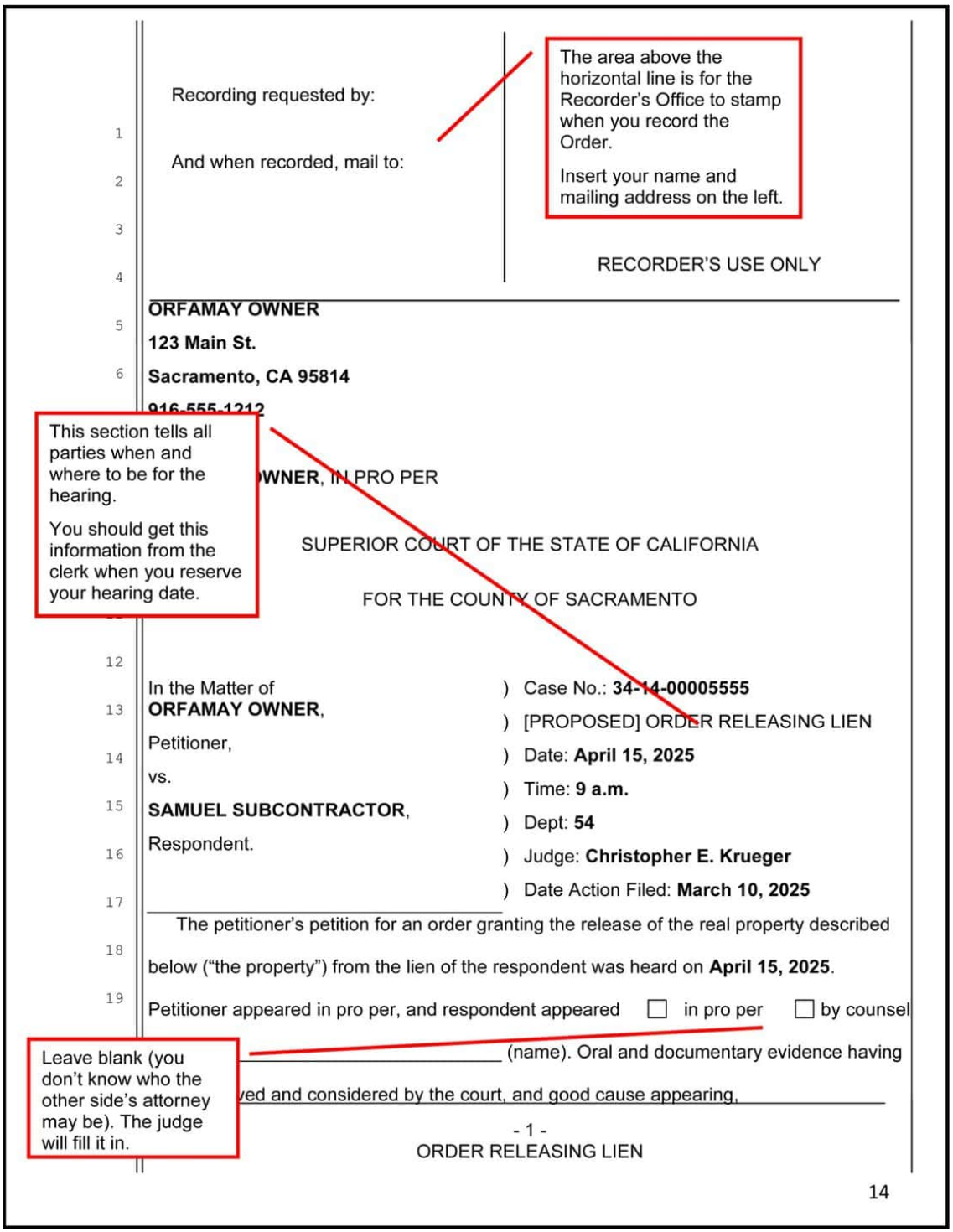
11

Proof of Service (Page 1 of 3)



Proof of Service (Page 2 of 3)

Proposed Order



Recording requested by:

And when recorded, mail to:

The area above the horizontal line is for the Recorder's Office to stamp when you record the Order.

Insert your name and mailing address on the left.

RECORDER'S USE ONLY

ORFAMAY OWNER
123 Main St.
Sacramento, CA 95814
916-555-1212

This section tells all parties when and where to be for the hearing.

You should get this information from the clerk when you reserve your hearing date.

WNER, IN PRO PER

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SACRAMENTO

In the Matter of
ORFAMAY OWNER,
Petitioner,
vs.
SAMUEL SUBCONTRACTOR,
Respondent.

) Case No.: **34-14-00005555**
) [PROPOSED] ORDER RELEASING LIEN
) Date: **April 15, 2025**
) Time: **9 a.m.**
) Dept: **54**
) Judge: **Christopher E. Krueger**
) Date Action Filed: **March 10, 2025**

The petitioner's petition for an order granting the release of the real property described below ("the property") from the lien of the respondent was heard on **April 15, 2025**.

Petitioner appeared in pro per, and respondent appeared ☐ in pro per ☐ by counsel _____ (name). Oral and documentary evidence having

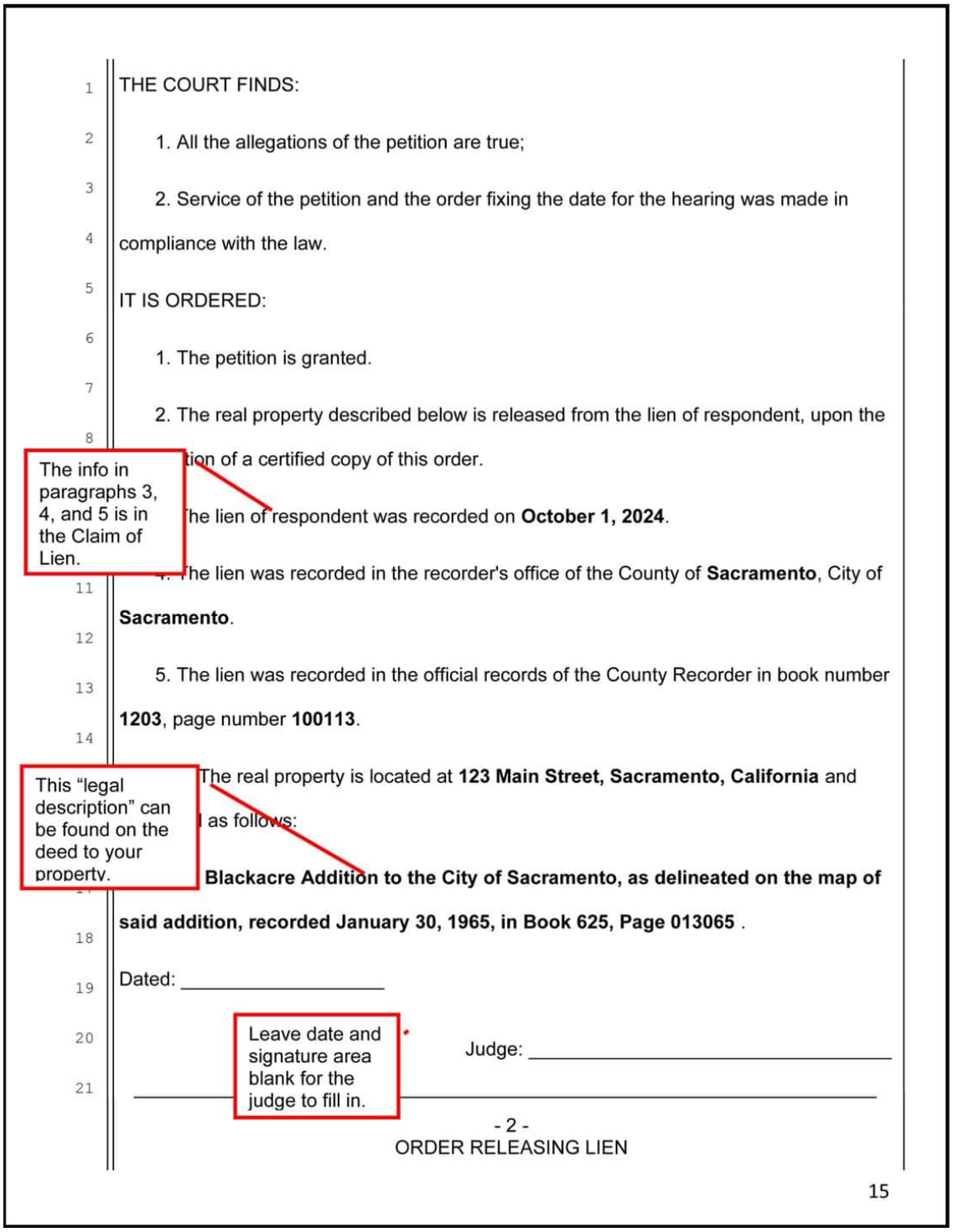
Leave blank (you don't know who the other side's attorney may be). The judge will fill it in.

ved and considered by the court, and good cause appearing,

- 1 -
ORDER RELEASING LIEN

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Proposed Order (Page 1 of 2)



THE COURT FINDS:

1. All the allegations of the petition are true;

2. Service of the petition and the order fixing the date for the hearing was made in compliance with the law.

IT IS ORDERED:

1. The petition is granted.

2. The real property described below is released from the lien of respondent, upon the tion of a certified copy of this order.

The info in paragraphs 3, 4, and 5 is in the Claim of Lien.

he lien of respondent was recorded on **October 1, 2024**.

4. The lien was recorded in the recorder's office of the County of **Sacramento**, City of **Sacramento**.

5. The lien was recorded in the official records of the County Recorder in book number **1203**, page number **100113**.

This "legal description" can be found on the deed to your property.

The real property is located at **123 Main Street, Sacramento, California** and l as follows:

Blackacre Addition to the City of Sacramento, as delineated on the map of said addition, recorded January 30, 1965, in Book 625, Page 013065 .

Dated: _____

Leave date and signature area blank for the judge to fill in.

Judge: _____

- 2 -
ORDER RELEASING LIEN

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Proposed Order (Page 2 of 2)

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