

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/sbs-petition-to-release-demand-2/) (<https://saclaw.org/sbs-petition-to-release-demand-2/>)
- [Civil Case Cover Sheet \(CM-010\)](https://www.courts.ca.gov/documents/cm010.pdf) (<https://www.courts.ca.gov/documents/cm010.pdf>)
- [Notice of Petition to Release Mechanics' Lien Template \(DOCX\)](https://saclaw.org/sbs-petition-to-release-notice-2/) (<https://saclaw.org/sbs-petition-to-release-notice-2/>)
- [Petition to Release Mechanics' Lien Template \(DOCX\)](https://saclaw.org/wp-content/uploads/2026/02/sbs-petition-to-release-petition.docx) (<https://saclaw.org/wp-content/uploads/2026/02/sbs-petition-to-release-petition.docx>)
- [Order to Release Mechanics' Lien Template \(DOCX\)](https://saclaw.org/sbs-petition-to-release-demand-2/) (<https://saclaw.org/sbs-petition-to-release-demand-2/>)
- [Proof of Service of Petition to Remove Mechanics' Lien Template \(DOCX\)](https://saclaw.org/sbs-petition-to-release-demand-2/) (<https://saclaw.org/sbs-petition-to-release-demand-2/>)

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§ionNum=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§ionNum=8424.)

(http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV§ionNum=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/) (https://www.saclaw.org/resource_library/serving-documents-by-mail/)
- [Personal Service](https://www.saclaw.org/resource_library/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) (<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 \(CM-010\)](https://www.courts.ca.gov/documents/cm010.pdf)* (<https://www.courts.ca.gov/documents/cm010.pdf>), also linked above. (<https://www.courts.ca.gov/documents/cm010.pdf>)

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/fees/docs/fee-schedule.pdf>). 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/local-rules/docs/local-rules.pdf) (<https://www.saccourt.ca.gov/local-rules/docs/local-rules.pdf>), 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/) (<https://prod-portal-sacramento-ca.journaltech.com/public-portal/>), or may call 916-874-7858 or 916-874-7848 to hear it. For more information, see the [Sacramento County Superior Court’s Tentative Ruling Information](https://www.saccourt.ca.gov/civil/docs/cv-tentative-ruling.pdf). (<https://www.saccourt.ca.gov/civil/docs/cv-tentative-ruling.pdf>)

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 at (916) 874-2615 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.

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) (<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
FOR COURT USE ONLY

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
ORFAMAY OWNER, IN PRO PER
 123 Main St.
 Sacramento, CA 95814

TELEPHONE NO.: **916-555-1212** FAX NO.:

ATTORNEY FOR (Name): **IN PRO PER**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF
 STREET ADDRESS: **720 9TH ST.**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **SACRAMENTO, CA 95814**
 BRANCH NAME:

CASE NAME:
OWNER V SUBCONTRACTOR

CIVIL CASE COVER SHEET

Unlimited (Amount demanded exceeds \$25,000) **Limited** (Amount demanded is \$25,000 or less)

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

Items 1-6 below must be completed (see instructions on page 2).

Check below for the case type that best describes this case:

<input type="checkbox"/> Unlicensed motorist (46) <input type="checkbox"/> Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PI/PD/WD (23) Non-PI/PD/WD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PI/PD/WD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (47)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3.740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/Inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re: arbitration award (11) <input type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input checked="" type="checkbox"/> Other petition (not specified above) (43)
---	--	--

1. Check "is not complex."
 2. Check "nonmonetary; declaratory or injunctive relief."
 3. Enter "1" for number of causes of action.
 4. Check "is not a class action suit."

Print name and date: **ORFAMAY OWNER** Signature: _____

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, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
 Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Form Adopted for Mandatory Use
 Judicial Council of California
 CM-010 [Rev. July 1, 2007]

CIVIL CASE COVER SHEET

Cal. Rules of Court, rules 2.30, 3.220, 3.400-3.403, 3.740;
 Cal. Standards of Judicial Administration, Std. 3.10
 www.courtinfo.ca.gov

Civil Case Cover Sheet (CM-010) (1 Page)

Notice of Hearing

1 ORFAMAY OWNER
2 123 Main St.
3 Sacramento, CA 95814
4 916-555-1212
5 ORFAMAY OWNER, IN PRO PER

6
7
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF SACRAMENTO

10 In the Matter of) Case No.: 34-14-00005555
11 ORFAMAY OWNER,) NOTICE OF HEARING ON PETITION
12 Petitioner,) FOR RELEASE OF PROPERTY FROM
13 vs.) LIEN
14 SAMUEL SUBCONTRACTOR,) Date: April 15, 2014
15 Respondent.) Time: 9 a.m.
) Dept: 54
) Judge: Christopher E. Krueger
) Date Action Filed: March 10, 2014

16
17 Respondent Samuel Subcontractor:
18 Please take notice that on April 15, 2014, at 9 a. m., in Department 54 of the above-
19 court Court, located at 813 6th Street, Third Floor, Sacramento, California, Petitioner will
20 and request that the honorable court order the release of the Mechanics' Lien on
21 property located at 123 Main Street, Sacramento, California.
22 This request will be based on the Petition for Release of Property from Lien attached to this
23 Notice of Hearing, and on the evidence and arguments to be introduced in the hearing.

24
25
26
27
28
29
30

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

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.

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.

Notice of Hearing (Page 1)

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

9 Dated: By:

10 Signature
11 ORFAMAY OWNER
12 In Pro Per
13
14
15
16
17
18
19
20
21
22
^^

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

Notice of Hearing (Page 2)

Petition for Release of Lien

1 ORFAMAY OWNER
123 Main St.
2 Sacramento, CA 95814
3 916-555-1212
4 ORFAMAY OWNER, IN PRO PER

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SACRAMENTO

10 In the Matter of) Case No.: 34-14-00005555
11 ORFAMAY OWNER,) PETITION FOR RELEASE OF
12 Petitioner,) PROPERTY FROM LIEN
13 vs.) Date: April 15, 2014
14 SAMUEL SUBCONTRACTOR,) Time: 9 a.m.
15 Respondent.) Dept: 54
16) Judge: Christopher E. Krueger
17) Date Action Filed: March 10, 2014

Petitioner alleges:

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

18 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 .

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.

- 1 -
PETITION FOR RELEASE OF PROPERTY FROM LIEN

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.

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

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

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

Petition for Release of Lien (Page 1 of 7)



1 3. On **October 1, 2013**, in the Official Records of **Sacramento** County, California, 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**. The 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.

8 4. Respondent failed to bring an action to enforce the lien within 90 days after the recording 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 a lawsuit can be brought to foreclose the lien has expired.

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

13 6. On **February 20, 2014**, Petitioner sent Respondent a written demand to remove the lien by registered or certified mail; express mail; or overnight delivery. The written 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 of lien 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.

14 7. Respondent did not respond responded as follows:
On February 23, 2014, Respondent telephoned Owner and stated that since he had not been paid, he would not remove the lien.

20

- 2 -
 PETITION FOR RELEASE OF PROPERTY FROM LIEN

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.

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

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."

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

Petition for Release of Lien (Page 2 of 7)

1	8. Petitioner has not filed for relief under any law governing bankruptcy, and there
2	exists no other restraint to prevent Respondent from filing to foreclose the lien.
3	WHEREFORE, Petitioner prays for judgment against Respondent as follows:
4	1. That the real property described above be released from Respondent's claim of
5	lien;
6	2. Costs; and
7	3. Such other relief as may be just.
8	Dated: _____
9	By: _____
10	Signature
11	Orfamay Owner
12	In Pro Per
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
^^	
	- 3 - PETITION FOR RELEASE OF PROPERTY FROM LIEN

Petition for Release of Lien (Page 3 of 7)

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
^^		

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 _____ **Signature** _____

Date _____ 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

Petition for Release of Lien (Page 4 of 7)



Recording Requested By and Where Recorded Must Be:

[CONTRACTOR/SUBCONTRACTOR NAME]
[STREET ADDRESS]
[CITY, STATE, ZIP]

County recorder stamp

MECHANICS' LIEN
(Claim of Lien)

(To be recorded in the county recorder's office in the county in which the property is located.)

NOTICE IS HEREBY GIVEN that Claimant [CONTRACTOR/SUBCONTRACTOR] (legal name), claims a lien for labor, services, equipment, or materials under Section 9082 et. Seq. of the Civil Code of the State of California, upon the premises hereinafter described, and upon every estate or interest in such structures, improvements and premises held by any party holding any estate therein. Said labor, service, equipment or materials, were furnished for the construction of these certain buildings, improvements, or structures, now upon that certain parcel of land situated in the County of [COUNTY], State of California, said land described as follows:

STREET ADDRESS: (STREET ADDRESS IS OK IF ADEQUATE TO IDENTIFY PROPERTY)
and/or LEGAL DESCRIPTION: (LEGAL DESCRIPTION REQUIRED)
Said lien is claimed for the [SERVICES, ETC]
equipment or materials furnished at the legal rate from the date of this [DATE]
The name of the person or persons who furnished the labor, services, equipment and/or materials is/are: [OWNER NAME AND ADDRESS]
[DATE] By: [SIGNER'S NAME AND POSITION]
Verification
I, the undersigned, declare: I am the Claimant named in the foregoing and I know the contents thereof, and I certify that the foregoing is true and correct. I verify (or verify) for the Claimant named in the foregoing and I know the contents thereof, and I certify that the foregoing is true and correct.

Exhibit A

Ex. A

Make an Exhibit page for the certified copy of the mechanics' lien by photocopying the lien and writing "Exhibit A" on the bottom of the page.

Important: Sacramento County Superior Court requires that the Exhibit pages in **one** of your sets of copies be on a rigid sheet of card stock with a tab identifying the letter of the exhibit on the bottom. Exhibit pages for the original and other copies may be on pleading paper with "Exhibit A" typed on the bottom, above the footer.

Note: The Law Library Circulation Desk sells exhibit tab card stock.

Exhibit tab in one copy only

Write exhibit letter on other copies

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 ground that the lien has expired and that you are therefore obligated to release the same.

If the lien is not removed voluntarily within 90 days of the expiration of the lien. If this becomes necessary, the claimant may be forced to file to expunge the lien. The claimant will be responsible for all court and attorney fees under California Civil Code § 8848(c).

Location of work of improvement (City, State, and address of the site, 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.
Important: Sacramento County Superior Court requires that the Exhibit pages in **one** of your sets of copies be on a rigid sheet of card stock with a tab identifying the letter of the exhibit on the bottom. Exhibit pages for the original and other copies may be on pleading paper with "Exhibit B" typed on the bottom, above the footer.
Note: The Law Library Circulation Desk sells exhibit tab card stock.

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

Direct Contractor Name: _____
Address: _____
City, State, Zip: _____
Lender Holding Construction Funds Name: _____
Address: _____
City, State, Zip: _____

Exhibit tab in one copy only

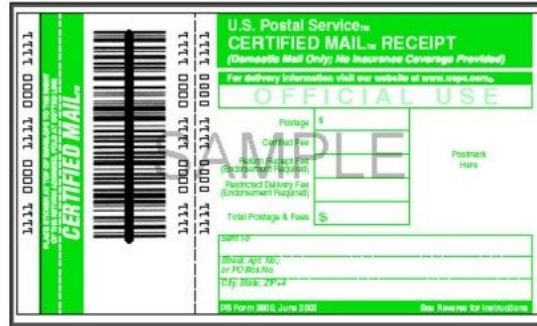
Write exhibit letter on other copies

Number exhibit pages if more than 1

Exhibit B 1

Ex. B

Petition for Release of Lien (Page 6 of 7)



Number exhibit pages if more than 1

2

Petition for Release of Lien (Page 7 of 7)

Proof of Service

1	ORFAMAY OWNER	
	123 Main St.	
2	Sacramento, CA 95814	
3	916-555-1212	
4	ORFAMAY OWNER, IN PRO PER	
		SUPERIOR COURT OF THE STATE OF CALIFORNIA
		FOR THE COUNTY OF SACRAMENTO
10	In the Matter of) Case No.: 34-14-00005555
	ORFAMAY OWNER,) PROOF OF SERVICE OF PETITION FOR
11	Petitioner,) RELEASE OF MECHANICS LIEN BY
	vs.) MAIL
12	SAMUEL SUBCONTRACTOR,) Date: April 15, 2014
	Respondent.) Time: 9 a.m.
13) Dept: 54
) Judge: Christopher E. Krueger
14) Date Action Filed: March 10, 2014
15	Marty Mailer declares:	
16	I am over age 18, not a party to this action, and reside in Sacramento County at 456	
17	Oak Street. On March 12, 2014, I deposited in the United States mail at Sacramento,	
18	California a copy of the following documents:	
19	Petition for Release of Mechanics' Lien	
20	Notice of Hearing	
21	[Proposed] Order Releasing Lien	
22	Civil Case Cover Sheet	
^^		

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.

Proof of Service (Page 1 of 3)

1 in a sealed envelope, with postage fully prepaid, return receipt requested, addressed to:
2 Samuel Subcontractor
3 789 Industrial Blvd.
4 Sacramento, CA 95814

5 A copy of the certificate of mailing is attached to this declaration as Exhibit A.

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

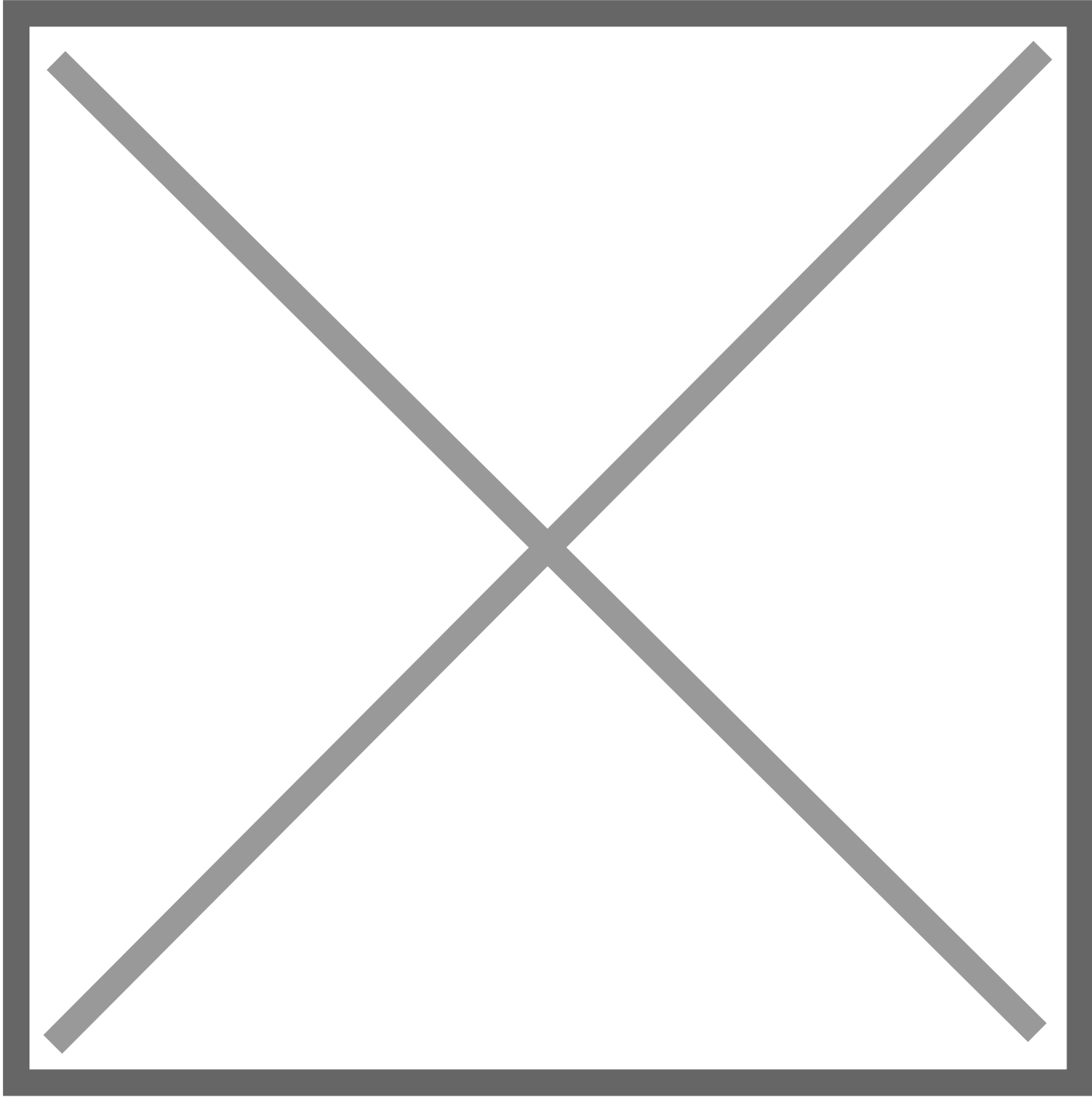
8 Dated: _____

9 By: _____
10 Marty Mailer

11 This is claimant's address as
12 shown on any of the following:
13 (1) the preliminary 20-day
14 notice, (2) the records of the
15 Contractor State License
16 Board, (3) the contract on
17 which the lien is based, or (4)
18 the claim of lien itself.

19
20
21
22
^^

Proof of Service (Page 2 of 3)



Proof of Service (Page 3 of 3)

Proposed Order

1 Recording requested by:

2 And when recorded, mail to:

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286

1287

1288

1289

1290

1291

1292

1293

1294

1295

1296

1297

1298

1299

1300

1301

1302

1303

1304

1305

1306

1307

1308

1309

1310

1311

1312

1313

1314

1315

1316

1317

1318

1319

1320

1321

1322

1323

1324

1325

1326

1327

1328

1329

1330

1331

1332

1333

1334

1335

1336

1337

1338

1339

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

1354

1355

1356

1357

1358

1359

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369

1370

1371

1372

1373

1374

1375

1376

1377

1378

1379

1380

1381

1382

1383

1384

1385

1386

1387

1388

1389

1390

1391

1392

1393

1394

1395

1396

1397

1398

1399

1400

1401

1402

1403

1404

1405

1406

1407

1408

1409

1410

1411

1412

1413

1414

1415

1416

1417

1418

1419

1420

1421

1422

1423

1424

1425

1426

1427

1428

1429

1430

1431

1432

1433

1434

1435

1436

1437

1438

1439

1440

1441

1442

1443

1444

1445

1446

1447

1448

1449

1450

1451

1452

1453

1454

1455

1456

1457

1458

1459

1460

1461

1462

1463

1464

1465

1466

1467

1468

1469

1470

1471

1472

1473

1474</

1 THE COURT FINDS:
2 1. All the allegations of the petition are true;
3 2. Service of the petition and the order fixing the date for the hearing was made in
4 compliance with the law.
5 IT IS ORDERED:
6 1. The petition is granted.
7 2. The real property described below is released from the lien of respondent, upon the
8 presentation of a certified copy of this order.
9 3. The lien of respondent was recorded on [October 1, 2013](#).
10 4. The lien was recorded in the recorder's office of the County of [Sacramento](#), City of
11 [Sacramento](#).
12 5. The lien was recorded in the official records of the County Recorder in book number
13 [1203](#), page number [100113](#).
14 6. The real property is located at [123 Main Street, Sacramento, California](#) and
15 described as follows:
16 [Block 4 of Blackacre Addition to the City of Sacramento, as delineated on the map of said](#)
17 [addition, recorded January 30, 1965, in Book 625, Page 013065 .](#)
18
19 Dated: _____
20 _____ Judge: _____
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

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

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

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

- 2 -
ORDER RELEASING LIEN

Proposed Order (Page 2 of 2)

~~~~~