|  |  |
| --- | --- |
| ­­Instrument Prepared ByAnd Recording Requested By |  |

*Space above this line for recorder’s use only*

**TEXAS MECHANIC’S LIEN**

STATE OF TEXAS

COUNTY OF [COUNTY NAME]

Notice is hereby given that this Mechanic’s Lien, the “Lien,” is filed as of

[MM/DD/YYYY], (the “Effective Date”), by [CLAIMANT NAME], located at

[CLAIMANT ADDRESS], with the license number of [CLAIMANT LICENSE NUMBER] issued on [MM/DD/YYYY] and expiring on [MM/DD/YYYY], (the “Claimant”), claims a construction lien in the sum of $[LIEN AMOUNT] for labor, services, materials, and/or equipment furnished for improvement to certain real property located at [PROPERTY ADDRESS], and with the legal description of: [LEGAL DESCRIPTION OF PROPERTY] (the “Property”).

The Property is owned by [PROPERTY OWNER] (collectively, the “Owner”), who’s physical mailing address is [OWNER ADDRESS].

This Lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said real property.

The Claimant and [OWNER / CONTRACTOR NAME], located at [OWNER / CONTRACTOR ADDRESS], entered into a contract on [MM/DD/YYYY] whereby the Claimant provided the following labor, services, materials, and/or equipment at the Property (the “Work”):

[DESCRIBE THE WORK THAT WAS DONE TO THE PROPERTY], for the total amount of $[CONTRACT PRICE].

The original contractor on the project is [ORIGINAL CONTRACTOR NAME], located at [ORIGINAL CONTRACTOR ADDRESS].

The first day of the Work on the Property by the Claimant was [MM/DD/YYYY]. The last day of the Work on the Property by the Claimant was [MM/DD/YYYY] (the “Completion Date”).

As of the Effective Date, the Claimant has: (check one)

[ ]  Received payment of $[AMOUNT RECEIVED].

[ ]  NOT received any payment.

The Owner has failed to pay the Balance Due despite demands and requests for payment. Accordingly, the Claimant declares that claim amount of $[LIEN AMOUNT] is justly due to the Claimant.

If the Claimant is not the original contractor, the following notices were sent to the owner on the dates specified via the indicated delivery methods: [LIST NOTICES WITH DATE AND DELIVERY METHOD].

The Claimant declares that the contents of this Lien are true and correct to the best of their knowledge. Subscribed and sworn to as of the Effective Date.

**Claimant Signature:** [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/) Date: [MM/DD/YYYY]

Claimant Printed Name: [CLAIMANT PRINTED NAME]

**NOTARY ACKNOWLEDGMENT**

State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, by the undersigned, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Notary Public**

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PROOF OF SERVICE**

I, [SERVER NAME] (the “Server”), served a copy of the Mechanic’s Lien in the following manner:

Owner or Purported Owner Name: [RECIPIENT NAME] (the “Recipient”)

Address: [RECIPIENT ADDRESS]

Date of Service: [MM/DD/YYYY] Time: [HH:MM] [ ]  AM [ ]  PM

TheRecipient received the documents by: (check one)

[ ]  - **Mail.** The Server sent the documents in the mail via: (check one)

[ ]  Standard Mail

[ ]  Certified Mail

[ ]  FedEx

[ ]  UPS

[ ]  Other: [OTHER MAIL TYPE].

[ ]  - **Direct Service.** The Server handed the documents to a person identified as the

Recipient.

[ ]  - **Someone at the Residence/Workspace.** The Server handed the documents to

a person who identified as living/working at the residence/workspace and stated their name is: [RECIPIENT NAME].

[ ]  - **Left at the Residence/Workspace.** The Server left the documents in the following

area: [DESCRIBE DROP-OFF LOCATION].

[ ]  - **Recipient Rejected Delivery.** The Server delivered the documents to the Recipient

in person and the Recipient did not accept delivery.

[ ]  - **Other:** [OTHER DELIVERY METHOD].

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

**Server’s Signature:** [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/) Date: [MM/DD/YYYY]

Printed Name: [SERVER NAME]