

ATTORNEY OR PARTY WITHOUT ATTORNEY (name and Address): NO.: ATTORNEY FOR (Name):	TELEPHONE	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA ☐ LIMITED CIVIL CASE STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE:		
CASE NAME::		
PETITION FOR DECREE RELEASING PROPERTY FROM MECHANIC'S LIEN AND ORDER FIXING DATE AND TIME OF HEARING		CASE NUMBER:

Hearing Date: _____ Time: _____ Courtroom: _____

PETITION FOR DECREE RELEASING PROPERTY FROM MECHANICS' LIEN
 (Civil Code sections 3144-3154)

Petitioner alleges:

1. On or about _____, a Mechanics' Lien was recorded against real property located at _____, and legally described as: _____.

2. No action has been filed to foreclose the mechanics' lien and no extension of credit has been recorded. The time period during which suit can be filed to foreclose the lien has expired.

3. ف The lien claimant is unable or unwilling to sign a release of the mechanics' lien.
 ف The lien claimant cannot be found despite diligent efforts to find him/her/it.

4. Petitioner has not filed for bankruptcy relief. Petitioner is informed and believes that no other legal restraint has prevented the lien claimant from filing a lawsuit to foreclose the mechanics' lien. A certified copy of the mechanics' lien is attached to this petition.

5. WHEREFORE, Petitioner request that the property be released from the mechanic's lien, for costs of suit, and for such other and further relief as the court decides is proper.

Dated: _____

 Print Name

 Signature

Short title	Case Number
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VERIFICATION

I am the Petitioner in this case. I have read this petition and know its contents. The matters stated in this document are true of my own knowledge, except as to the matters that are stated on my information or belief and as to those matters I believe them to be true.

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

Signed this _____ day of _____, _____ at _____, California.

(Print Petitioner's Name)

(Signature of Petitioner)

ORDER FIXING HEARING DATE AND NOTICE TO LIEN CLAIMANT

The Petitioner has filed a Petition for Decree Releasing Property from Mechanic's Lien. The court sets the following date for the hearing on the petition:

DATE: _____

TIME: _____

DEPARTMENT/COURTROOM: _____

COURT LOCATION: ☐ same as above ☐ other:

The petition is deemed controverted by the lien claimant. No responsive papers or pleadings are required to be filed. [See Civil Code section 3154(b)(5)]

Dated: _____

Clerk of the Superior Court