

**RECORDING REQUESTED BY:**

Joseph W. McCarthy, ALC

**WHEN RECORDED MAIL TO:**

Joseph W. McCarthy, ALC  
400 Reed Street  
Santa Clara, CA 95050

**Claim of Mechanic's Lien**

[Name of Claimant] hereby claims a mechanic's lien on the real property in [City, County], California, located at [address] and with assessor's parcel number [number], owned or reputed to be owned by [name of owner or reputed owner], for the sum of [amount due], plus interest at the rate of ten percent (10%) per year from [date balance was due], which is due and unpaid (after deducting all just credits and offsets) for labor and materials furnished by Claimant and consisting of [generally describe the work].

[Name of Claimant] provided the above labor and materials to [name of owner] under contract with [name of contracting party].

Dated: [Date of Lien]

\_\_\_\_\_  
Claimant: [Claimant's Name]  
By: [Attorney's Name]  
Attorney for Claimant

**Verification**

I am the attorney for the Claimant herein, and the foregoing Claim of Mechanic's Lien is true of my own knowledge, except for matters stated in it on the basis of my information or 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.

Dated: [Date of Lien]

\_\_\_\_\_  
[Attorney's Name]

## Notice of Mechanic's Lien: Attention!

On the recordation of the enclosed CLAIM OF MECHANIC'S LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanic's lien is recorded.

The party identified in the enclosed mechanic's lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanic's lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanics lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY OR CONTACT AN ATTORNEY. FOR MORE INFORMATION ON MECHANIC'S LIENS, GO TO THE CONTRACTORS' STATE LICENSE BOARD WEBSITE AT [www.cslb.ca.gov](http://www.cslb.ca.gov).

## **Proof of Service of Mechanic's Lien**

On [date], the undersigned Declarant served copies of the above CLAIM OF MECHANIC'S LIEN and NOTICE OF MECHANIC'S LIEN on the owner or reputed owner named below by [registered mail / certified mail / first class mail] at the addresses shown below:

[List Owners and Addresses].

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

Dated: [Date]

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[Declarant's Name]