

Judgment Lien Research Guide

Overview

This research guide includes information and resources on judgment liens, including information on the release of a judgment lien. A judgment lien is a “debt-repayment security for one or more creditors when a court order places a claim on a debtor’s property situated within the court’s jurisdiction.” (*Black’s Law Dictionary*, 11th ed.) The resources listed below are not exhaustive and may not include the most up-to-date information. It is for information purposes only and should not be construed as legal advice or act as the substitute for legal counsel.

Related guides: Child Support Lien, Foreclosure, Non-Judicial Foreclosure, Release of Lien

Statutes and Codes

Texas Statutes Online www.statutes.capitol.texas.gov

Property Code

- Ch. 52 Judgment Lien
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.52.htm>

Texas Rules of Civil Procedure (TRCP)

<https://www.txcourts.gov/rules-forms/rules-standards/>

- Rule 309 In Foreclosure Proceedings
- Rule 310 Writ of Possession
- Rule 735 Foreclosures Requiring a Court Order
- Rule 736 Expedited Order Proceeding

Secondary Resources in Print

Vernon’s Texas Codes Annotated KFT 1230.5

- Property, Vol. 5, Ch. 52 Judgment Lien

Texas Collections Manual REF KFT 1367 .C6 T49

- Vol. 2, Ch. 27 Postjudgment Remedies – Judgment Lien and Abstract of Judgment

Texas Forms Legal and Business REF KFT 1352 .A65T4

- Vol. 7A, Ch. 18 Liens

Texas Forms Pleading and Practice REF KFT 1730 .A65 T482

- Vol. 8, Ch. 152 Judgments
 - §152:76 Judgment Liens
 - §152:81 Petition-To foreclose judgment lien

Texas Torts and Remedies REF KFT 1395 .T49

- Vol. 6, §105.3(b) Lien on Client’s Property

Texas Practice Series REF KFT 1280 .T492

- Vol. 11, §14.22-§14:24 Statutory landlord’s liens on tenant’s property; Statutory landlord’s lien...notice requirement; Statutory tenant’s line on landlord’s property
- Vol. 22, §9.10 Liens (Taxation)
- Vol. 33, §18.22 Enforcement-Child support lien and foreclosure

Texas Litigation Guide REF KFT 1730 .T4

- Vol. 9, Ch. 132 Enforcement of Judgments
 - §132.02 Judgment Lien on Real Property
 - §132.21 Conflicting Lien Claims
 - §132.51 Procedure for Judgment Debtor
 - §132.101 Release of Judgment Lien

Texas Practice Guide REF KFT 1280 .T4931

- Civil Trials Vol. 2, §18:1-18:38 Judgment Liens general discussion
- Cred. Vol. 2, Ch. 9 Judgment Liens on Real Property

Texas Real Estate Forms Manual REF KFT 1326 .T4

- Vol. 1, Judgment Lien
 - §2.143 what constitutes
 - §2.26 when canceled

West's Texas Forms REF KFT 1268 .W47

- Vol. 1A, Ch. 26 Judgment Liens on Texas Real Property Owned by Debtors
- Vol. 1A, Ch. 32 Release of Judgments and Liens
- Vol. 5, Ch. 34 Post-Judgment Remedies and Special Motions

McDonald & Carlson Texas Civil Practice REF KFT 1730 .M3

- Vol. 5, Ch. 31 Enforcement of Domestic Judgment
- Vol. 5, Ch. 32 Enforcement of Out-of-State and Federal Judgments

Texas Jurisprudence KFT 1265 .T48

- Vol. 48, Ch. 527 Judgment Lien on Real Property

Texas Forms Pleading and Practice REF KFT 1730 .A65 T482

- Vol. 8, §152.76 Judgment Liens

CLE Materials

Advanced Real Estate Law KFT 1312 .A75

- 2017 Ch. 14 HOA Lien Foreclosures
- 2017 Ch. 30 Texas Abstracts of Judgment and Judgment Liens

Real Estate 101 KFT 1312 .A75 R22

- 2016 Ch. 8 Voluntary and Involuntary Liens

Online Resources

Release of Judgment (Tarrant County Justice of the Peace Precinct One – Forms)
<https://www.tarrantcountytx.gov/en/justice-of-the-peace-courts/justice-1/forms.html>

Small Claims Cases (TSLL)

<https://guides.sll.texas.gov/small-claims/judgment-lien#:~:text=A%20judgment%20lien%20lasts%20for,type%20of%20exempt%20real%20property.>

Judgment Liens on Property in Texas (Nolo)

<https://www.nolo.com/legal-encyclopedia/judgment-liens-texas-46859.html>

Rights of Debtors in Texas (Texas Law Help)

<https://texaslawhelp.org/article/rights-of-debtors-in-texas>

What “Judgment Proof” Means (Texas Law Help)

<https://texaslawhelp.org/article/what-judgment-proof-means>

Judgment Liens and the Texas Homestead (attorney blog)

<https://lonestarlandlaw.com/judgement-liens-and-the-texas-homestead/>

How Do You Enforce a Judgment in Texas? (attorney blog)

<https://www.hchlwyers.com/blog/2021/october/how-do-you-enforce-a-judgment-in-texas/>

Partial Release of Judgment Lien (attorney blog)

<https://gordonlusk.com/practice-areas/litigation/consumer-litigation/partial-release-of-judgment-lien/>

Legal Assistance

Legal Lines – Ask Attorneys simple legal questions (free service)

- Tarrant County LegalLine Sign-up
<https://www.tarrantbar.org/>
- Dallas County LegalLine Sign-up
<https://www.dallasbar.org/index.cfm?pg=legalline>

Tarrant County Bar Association Lawyer Referral Service: 817-336-4101 (\$20 for the first 30 minutes)