

INTERMEDIATE · LESSON 4 · 6 MIN READ

Common Filing Mistakes

The handful of recurring errors that void otherwise good liens.

OVERVIEW

The same mistakes appear over and over in voided liens. None are exotic.

Most are correctable — but only before the deadline runs.

KEY CONCEPTS

- Wrong property description
- Wrong owner of record
- Inflated lien amount including non-lienable items
- Defective notarization or signature block
- Filed in the wrong county or wrong office

COMMON MISTAKES

- Using last year's title report instead of a current one.
- Including punitive 'penalty' amounts in the lien sum.

PRACTICAL EXAMPLES

OWNER-OF-RECORD ERROR

A claimant files against the property's operating LLC, but title is held by a separate holding LLC. The lien attaches to nothing.