

Don't Pay Twice.....

Construction Credit and Finance Group is pleased to announce that we have acquired Lienguard, Inc out of Chicago Illinois. Lienguard is the Nations Oldest Lien Filing Service in the United States.

We now have the ability to add the most important step to protecting our clients across the Nation.



Mechanics Lien

By [Lienguard](#) | October 12, 2022 | [Mechanics Lien](#)

Mechanics Liens are different in each state, Lienguard can help you over the different hurdles as it applies to each state. Below is some general information worth reading:

NOTICE OF RIGHT TO LIEN

Your first step in protecting your lien rights is typically to serve notice of your right to file a mechanic's lien, often referred to as the "Preliminary Notice". It must be served on the owner and the general contractor. Unless you are working directly for the general contractor. If the owner obtained a loan to fund the project, you must also serve the notice to the construction lender. The Preliminary Notice timing shown is not always mandatory, but will afford maximum protection for liens.

This notice may be served when you begin supplying materials to the project. If you miss the statutory date, you may in some states still serve the notice to capture remaining funds, as state law typically but not always provides. Notice (Statutory Form) to owner, contractor, construction lender & person with whom the claimant has contracted within a date certain from the time you began work, or in some times before you start and in others when you completed work.

The notice may either be served by certified mail, return receipt requested, or personally served on each of the parties. If you file a lien, you need to provide proof of this service by affidavit and proof of mail delivery. The notice typically includes a description of the work or goods you will provide, the estimated total price of the work or goods you will provide, and the statutorily required statement.

PREPARING THE MECHANICS LIEN

Every mechanic's lien typically must contain the owner's name, a general description of the property and location, the name of the hiring party, the first and last date of work a description of the work performed, and the amount of money owed. The lien may also include other statutorily required statements, and best practices require a lien to be prepared by a lawyer in the project state.

FILING AND SERVING THE MECHANICS LIEN

According to the mechanics lien law, after your notices are served timely, the lien must be filed in the county recorder's office in the county where the property is located. The lien may either be served by certified mail, return receipt requested, or personally served on each of the parties. If you file a lien, you may in several states need to provide proof of this service by affidavit and proof of mail delivery.

Please contact Curtis Fort Directly to discuss your options.

www.cfcgcredit.com or www.lianguard.us

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AFFILIATIONS & ASSOCIATIONS



“This company is a collection agency; this communication is from a debt collector attempting to collect a debt and any information obtained will be used for that purpose.”

LEGAL NOTICE

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