



**OLD REPUBLIC**  
National Title Insurance Company

777 Post Oak Blvd., Suite 240  
Houston, Texas 77056  
888-678-1700 Office  
713-877-1770 Fax

# Bulletin

**To:** All Agents, Direct Operations & Attorneys in the State of Texas  
**From:** David W. Rhodes, Sr. Underwriting Counsel  
**Date:** August 27, 2007  
**Re:** Abstracts of Judgment in favor of the State of Texas

---

Section 52.006 of the property code has been amended effective September 1, 2007. This amendment extends the duration of an Abstract of Judgment lien in favor of the State of Texas, or a state agency to twenty (20) years. The judgment may be renewed for an additional twenty (20) years if not dormant. If the Abstract of Judgment is re-filed before the initial twenty (20) year period has expired, it will be renewed for an additional twenty (20) years.

The statute also provides that a current judgment lien in favor of the State of Texas or a state agency that is not dormant is automatically extended to a twenty (20) year period. Any of these Abstracts of Judgment now have a life of twenty (20) years from the original date of recording.

**Example:**

Abstract of Judgment in favor of the State of Texas recorded on February 28, 2004. After September 1, 2007, this Abstract of Judgment would extend to February 28, 2024. This judgment could be extended for an additional twenty (20) years by re-recording. Abstract of Judgment recorded on February 28, 2004 and re-filed on February 24, 2023 will not expire until February 24, 2043.

**This act is effective on September 1, 2007.**

**Underwriting Guidelines:**

- Require release of an Abstract of Judgment in favor of the State of Texas or a state agency. Statute of Limitation is now twenty (20) years from date of original recording.
- What is a "state agency"?
  - Obvious: Texas Department of Transportation; Attorney General's Office; Counties such as Harris County, Dallas County, Lubbock County, etc., and their related agencies.
  - Not so Obvious: Children's Protective Services; Game Wardens and Parks and Wildlife, the University of Texas; Cooke County Junior College.
  - When in Doubt: Call and we'll figure it out.

Any questions concerning this Bulletin should be directed to the Legal Department.

**Underwriting Counsel**

David Rhodes  
Steve Streiff

**Administration**

Kindra Wessel  
Monica Damian