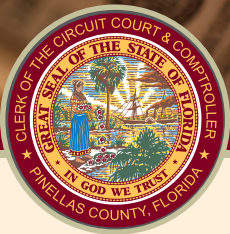


COLLECTING A JUDGMENT

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A judgment is an order entered by a court stating the amount of money the losing party (known as the judgment debtor) in a court action must pay the prevailing party (known as the judgment creditor).

If the judgment debtor does not pay after a judgment has been rendered, the judgment creditor has various enforcement options. These options include having a judgment lien against personal property or real property, garnishment and/or Sheriff's levy.

KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
PINELLAS COUNTY, FLORIDA

COLLECTING A JUDGMENT

Judgment Liens (F.S. 55 and 222)

Against Personal Property

The judgment creditor may obtain a judgment lien against personal property owned by the judgment debtor by recording a Judgment Lien Certificate with the Florida Department of State.

- Information, instructions and forms are available from the Florida Department of State, Judgment Liens Section online at www.sunbiz.org.

Against Real Property

The judgment creditor may obtain a judgment lien against real property owned by the judgment debtor by having a certified copy of the judgment/order recorded in the official records of the county where the property is located.

- Real property liens last for 10 years and may be renewed for an additional 10 years one time, not to exceed 20 years from the date of the initial judgment.

Garnishment (F.S. 77 and 222)

Garnishment involves the taking of tangible and/or intangible property of the judgment debtor that is in the possession of a third party and may include wages and bank accounts.

- Garnishment is a very technical and complicated procedure, and as such, you may wish to consult with an attorney and thoroughly review the Florida Statutes and Rules of Procedure before proceeding.

Sheriff's Levy (F.S. 30, 55, 56 and 222)

Once the judgment creditor has registered a judgment lien certificate against the judgment debtor's personal property with the Florida Department of State, he or she may request that the Sheriff's Office "levy" (or seize and sell) said property.

- For additional forms, instructions and information, contact the sheriff of the county where the property to be levied is located.

For more information regarding collecting a judgment, call Civil Court Records at (727) 464-7000 or visit www.mypinellasclerk.org.

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Persons with disabilities requiring reasonable accommodations to use the services provided should call (727) 464-4062 (TDD or Voice). Call 24 hours prior to coming to the courthouse.

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