

Deeds of Trust Research Guide

Overview

This research guide contains information and resources related to deeds of trust in Texas. Deeds of trusts are “a deed conveying title to real property to a trustee as security until the grantor repays a loan.” (*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.

Statutes & Codes

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

Texas Estates Code

- Ch. 505 Foreign Personal Representatives, Trustees, and Fiduciaries
<https://statutes.capitol.texas.gov/Docs/ES/htm/ES.505.htm>

Texas Property Code

- Ch. 51 Provisions Generally Applicable to Liens §51.006 Deed-of-Trust Foreclosure After Deed in lieu of Foreclosure
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.51.htm>
- Ch. 101 Provisions Generally Applicable to Trusts
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.101.htm>
- Ch. 111-117 Texas Trust Code

Secondary Resources in Print

Texas Transaction Guide REF KFT 1268 .K45

- Vol. 16, Ch. 70 Sales Contracts

- Vol. 16, Ch. 72 Real Property Security Transactions
- Vol. 16, Ch. 72A Modification of Real Property Security Agreements
- Vol. 17, Ch. 72B Nonjudicial Foreclosure and Forfeiture
- Vol. 17, Ch. 73 Deeds
- Vol. 17, Ch. 76 Interim Construction Loans and Permanent Loans

West’s Texas Forms REF KFT 1268 .W47

- Vol. 14, Real Property §10.25, Basic deed of trust
- Vol. 14, Real Property §10.140, Freddie Mac Deed of Trust

Texas Real Estate Forms Manual REF KFT 1326 .T4

- Vol. 1, Ch. 8 Deeds of Trust
- Vol. 1, Ch. 11 Home Equity Loan Documents
 - §11.54 Instructions for Completing Deed of Trust (Home Equity Loan)
 - Form 11-3 Deed of Trust [Home Equity Loan]
 - Form 11-4 Additional Clauses for Deeds of Trust (Home Equity Loan)
- Vol. 1, Ch. 14 Foreclosure Documents
 - §14.2:7 Personal Property Included in Deed of Trust
 - §14.6 Foreclosure Documents Unique to Real Property
 - §14.10 Security Interest Included in Deed of Trust
- Vol. 2, Ch. 16 Water Rights Conveyancing Documents
 - §16.81:2 Deed of Trust
 - Form 16-23 Deed of Trust and Security Agreement [Water Rights]

Texas Forms Manual: A Guide for Real Estate and Title Documentation REF KFT 1326 .A65 T49

- Ch. 6 Loan Documentation: Deeds of Trust

Texas Foreclosure Manual REF KFT 1330.5 .F6S7

- Ch. 6 The Deed of Trust

Dorsaneo's Texas Litigation Guide REF KFT 1730 .T4

- Vol. 17, Ch. 255 Real Property Security Interests

CLE Materials

Advanced Real Estate Law Course KFT 1312 .A75

- 2000 Ch. 5 Texas Annotated Deed of Trust

Real Estate Law 101 KFT 1312 .A75 R22

- 2019 Ch. 4 Basic Documents

Online Resources

Article: Texas Deed of Trust
<https://www.texaspropertydeeds.com/texas-deed-of-trust/>

Attorney blog: Texas Deed of Trust
<https://silblawfirm.com/real-estate-law/the-texas-deed-of-trust/>

Attorney blog: Texas Deed of Trust – Not Your Average Deed
<https://www.kellerfirm.com/not-your-average-deed--texas-deeds-of-trust>

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)