

Real Property Levy Instructions

Please complete a separate instruction sheet for each property.

Please include the following when you submit your signed instructions:

- Original writ and sufficient copies to record, serve and post.
- A deposit check payable to the SHERIFF: Writ of Execution and Writ of Sale \$1,200.00 // Writ of Attachment \$500.00.

1. To the Sheriff of Yuba County, pursuant to the attached Writ: **CHECK ONE**

- You are instructed to serve and execute the levy as described below.
- A Registered Process Server (RPS) will serve the levy as described below.
Name and phone number of RPS: _____

2. WHAT TYPE OF WRIT DO YOU HAVE? **CHECK ONE**

WRIT OF EXECUTION - MONEY JUDGMENT (EJ-130) Reference CCP 700.015 and 701.510-701.830
Does the real property contain a dwelling? Yes No. Is the land a vacant lot? Yes No.

If the property contains a dwelling, the Sheriff will serve notice on the judgment creditor that the levy has been made and that the property will be released unless the judgment creditor complies with the requirements of CCP 704.750. Be prepared to file a copy of your Application for Order for Sale of the Dwelling with the Sheriff within 20 days of service of the notice, or the property will be released. CCP 704.750 (a).

WRIT OF ATTACHMENT (AT-135) Reference CCP 488.315 and 700.015
Also include the Right to Attach Order and Undertaking, if one was ordered
Real property is not sold under a writ of attachment.

Regarding the service of the Summons and Complaint, CCP 488.020 (c):

If the defendant has not been previously served with a copy of the Summons and Complaint, you are required to instruct the levying officer to serve a copy of the Summons and Complaint when the writ is served on the defendant.

- The defendant was previously served with the Summons and Complaint. Date: _____
- Please serve the enclosed copy of the Summons and Complaint upon the defendant(s).

WRIT OF SALE (EJ-130) Reference CCP 712.010-712.070, 716.010-716.030, CCP 700.015 and 701.510-701.830
Also include the Certified copy of the Judgment for Sale as required by CCP 716.010 (c).

Is a "Right to Redemption" applicable to the sale of this property? Yes No.

The judgment is for:

- partition of real property, or
- judicial foreclosure of a: (check one of the following)
 - special assessment property tax or Mello-Roos tax lien (judgment creditor is a public entity).
 - assessment lien by an association or common interest development.
 - mechanics lien (labor or improvements to real property).
 - other lien (s) on real property. Specify:
 - mortgage or deed of trust and the judgment indicates that a deficiency judgment
 - may be ordered
 - is waived or prohibited.