



ORANGE COUNTY SHERIFF'S DEPARTMENT

SHERIFF-CORONER DON BARNES

REAL PROPERTY INSTRUCTIONS

Court Case Number: _____

Sheriff File Number: _____

Plaintiff/Creditor: _____

Defendant/Debtor: _____

TO THE ORANGE COUNTY SHERIFF: Levy Only Levy and Sell

Writ of Attachment

- Defendant(s) has/have has not/have not appeared in the action. (CCP 482.070(d))
Defendant(s) has/have has not/have not been served with the Summons and Complaint.
Please serve a copy of the Summons and Complaint upon the defendant(s). I am providing two (2) copies of the Summons and Complaint for each defendant to be served.

Writ of Execution (Money Judgment)

- Does the real property contain a dwelling? Yes No

Writ of Sale – Provide a certified copy of the Judgment for Sale as required by CCP 716.010(c).

- The judgment is for the
1. partition of real property
2. judicial foreclosure of a
2a. mortgage or deed of trust
The judgment indicates that a deficiency judgment
may be ordered
is waived or prohibited
2b. special assessment property tax or Mello-Ross tax lien (judgment creditor is a public entity or district.
2c. assessment lien by association or common interest development.
2d. mechanics lien (labor or improvements to real property)
2e. other lien(s) on real property
Is a "right of redemption" applicable to the sale of this property? Yes No



ORANGE COUNTY SHERIFF'S DEPARTMENT

SHERIFF-CORONER DON BARNES

REAL PROPERTY INSTRUCTIONS

Levy/Attach upon all the rights, title, claim and interest of the judgment debtor(s) in the real property:

Name _____

Address (including mailing address) _____

Name _____

Address (including mailing address) _____

Name _____

Address (including mailing address) _____

The judgment debtor's rights, title, claim and interest in the real property to be levied/attached upon and sold is described as follows: (If this is a vacant land, please indicate and provide a clearly marked Assessor's Map.)

Common Street Address (if applicable): _____

Note: You MUST attach an Exhibit/Attachment to these instructions containing the full legal description, the common street address, and the Assessor's Parcel Number. This attachment must be typed and clear enough for recording purposes.

Please check the appropriate boxes in response to the following questions:

- Is the property a leasehold estate? [] Yes [] No If yes, how many years remaining on the lease? ____
Does the real property also stand in the name of a person (other than the judgment debtor/defendant) having a recorded interest in the real property as shown by the records of the county? [] Yes [] No
o If yes, provide the name(s) and address(es) of the 3rd party record owner(s). The Sheriff is required to serve (by mail) a copy of the Writ and Notice of Levy on each record owner. (CCP 700.01)

List the name(s) and address(es) of ALL Record Owner(s). Attach a separate sheet, if necessary.

Name _____

Address (including mailing address) _____

Name _____

Address (including mailing address) _____

[] Additional names and addresses of record owners are contained on a separate sheet.



ORANGE COUNTY SHERIFF'S DEPARTMENT

SHERIFF-CORONER DON BARNES

REAL PROPERTY INSTRUCTIONS

Form with fields for Sheriff File Number, Court Case Number, Issue Date of Writ, Total Amount of Judgment, Judgment Creditor(s), Judgment Debtor(s), and checkboxes for Writ types (Original, Copy, Non Electronic).

The Sheriff's Department DOES NOT guarantee service.

The Sheriff's Department is entitled to its fees whether the service is completed or not. (California Government Code 26738)

X Signature _____ Date _____

Name of Attorney (Or Party Without Attorney) Requesting Service _____

Address _____ Email Address _____

City _____ State _____ Zip Code _____ Phone Number _____