

Real Property Requirements

Writ of Execution

1. Original Writ of Execution and 4 copies (form EJ-130)
2. Original and 4 copies of the Legal Description
(include common address, court case number and APN on plain paper, no letterhead, clear and legible)
3. Deposit of \$1500.00 *per parcel*.
4. Original Letter of Instructions, signed and dated by Attorney (or Creditor, if not represented), containing:
 - a. Instructions to “Levy and Sell” Real Property
 - b. State specific property to be levied and sold (include common address, court case number and APN)
 - c. Advise if property contains a Dwelling (and if Dwelling is Real property or Personal property)
 - d. State specifically whose interest is being sold
 - e. Identify by name and address any other Owners of Record
 - f. Provide mailing addresses for all parties mentioned.

Writ of Sale

In addition to the Writ of Execution requirements, include a Certified Copy of the Judgment and Order For Sale.

Writ of Attachment

1. Original Writ of Attachment and 4 copies (form AT-135)
2. Certified Copy of the Right To Attach Order and 4 copies
3. Original Legal Description and 4 copies (include common address, court case number and APN on plain paper, no letterhead, clear and legible)
4. 5 copies of bond, if required
5. Deposit of \$500.00 *per parcel*.
6. Instructions, signed by Attorney (or Creditor, if not represented), containing:
 - a. Instructions to “Levy” or “Attach” Real Property
 - b. State specific property to be Attached (include common address court case number and APN)
 - c. Advise if property contains a Dwelling
 - d. State specifically whose interest is being Attached
 - e. Identify by name and address any other Owners of Record
 - f. Provide mailing addresses for all parties mentioned/concerned.

Information Guide

Your writ will be rejected by the Sheriff if you are missing any requirement(s) and/or the interest on line 19(a) exceeds 10% (CCP §685.010). To properly calculate interest on your writ, take line 15 and multiply it by 0.10 then divide by 365. Do not set your calculator to round numbers up.

Your writ of execution is a two-sided form. If you have only one side to your writ it is invalid.