

6-20/520.20 Dwelling

To levy upon personal property used as a dwelling, the levying officer shall serve a copy of the writ and a notice of levy on one occupant of the property. Service on the occupant shall be made by leaving the copy of the writ and the notice with the occupant personally or, in the occupant's absence, with a person of suitable age and discretion found at the property when service is attempted who is a member of the occupant's family or household. If unable to serve such an occupant at the time service is attempted, the levying officer shall make the levy by posting the copy of the writ and the notice in a conspicuous place on the property. ([CCP 700.080](#))

House trailers and mobile homes are classified as personal property capable of manual delivery when their wheels have not been removed, and they have not been so connected with the ground so as to become a fixture of the realty.

If the dwelling meets the requirements of [CCP 700.090](#), the levying officer must notify the legal owner.

• 6-20/520.21 Placing a Keeper

If the creditor desires greater security for the levy, a keeper shall be placed in charge of the property for whatever period requested by the judgment creditor. ([CCP 700.080\(b\)](#))

• 6-20/520.22 Removal of Occupants

After levy, the judgment creditor may, by noticed motion, apply for a court order for the levying officer to remove the occupants. The notice of motion shall be served either personally or by mail on an occupant, any legal owner and junior lienholder previously required to be served notice by the levying officer and, if the judgment debtor is not the occupant, on the judgment debtor. The occupants may be removed by the levying officer only pursuant to a court order. ([CCP 700.080\(c\)](#))
