

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM**

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INSTRUCTIONS TO SATISFY JUDGMENTS INVOLVING MANUFACTURED HOMES, MOBILEHOMES, AND COMMERCIAL MODULARS

HCD RT 499.4 (Rev. 05/20)

As of May 1, 1983, the following steps will be the procedure acceptable to the Department of Housing and Community Development (HCD) for satisfying a creditor who has obtained a judgment against a debtor and the execution of that judgment involves the sale and subsequent involuntary transfer of a manufactured home, mobilehome, or commercial modular. This sale is referred to as an Attachment Sale, which are governed by the California Code of Civil Procedure (CCP), section 488.385.

1. Judgment creditor obtains a judgment for the amount of the debt owed as per CCP section 664.
2. Judgment creditor obtains a Writ of Execution to enforce the judgment as per CCP Article 2, section 699.510.

NOTE: A mobilehome, floating home, truck camper, or other structure used as a residence of the debtor is exempt, similar to a homestead, from execution to the extent provided by CCP Article 4, beginning with section 704.710.

3. Judgment creditor delivers Writ of Execution to a Levying Officer (sheriff, marshal, or constable) as per CCP Chapter 7, beginning with section 687.010 and Article 2, beginning with section 699.510.
4. Levying Officer will serve the Writ of Execution and Notice of Levy on judgment debtor as required by CCP sections 700.080 and 700.090.
5. Levying Officer shall sell the unit as provided in CCP Article 6, beginning with section 701.510, and issue a Certificate of Sale to the purchaser.
6. Proceeds of the sale shall be distributed according to CCP Article 7, beginning with section 701.810.
7. Within twenty days (20) of the attachment sale, the purchaser will complete and submit the following:
 - a. The HCD Certificate of Title or DMV Ownership Certificate (if available), with the releasing signature(s) of the legal owner, if applicable. If unavailable, complete and submit an Application for Registration (form HCD RT 480.5).
 - b. The Registered Owner's Registration Card, if available.

- c. The Junior Registration Card with releasing signature(s), if available.
- d. The Certificate of Sale issued by the Levying Officer.
- e. Evidence that any security interest of a legal owner or junior lienholder(s) shown on HCD's records has been paid (lien satisfied form is acceptable).
- f. Any other documentation needed (Multi-Purpose Form, Tax Clearance Certificate, etc.) and required fees due as of the date of application.

If the person(s) named on the Certificate of Sale have subsequently resold the unit to another buyer, a bill(s) of sale describing the unit will be acceptable to establish the chain of ownership when submitted with the Certificate of Sale and a completed Application for Registration (form HCD RT 480.5).

Additional Information

Application may be subject to use tax which can be computed by contacting the Registration and Titling Program at (800) 952-8356.

Fees should be sent in the form of a check/money order payable to HCD and mailed to the following address:

HCD—Registration and Titling Program
P.O. Box 277820
Sacramento, CA 95827-7820