

15. *Entry under levy; forcible entry; time of levy.*

(a) *In making levy under an action of distress, no forcible entrance shall be made into leased premises occupied and used as a dwelling without a court order. If entry cannot be gained by the levying officer into such premises, the plaintiff may file a verified petition with the court for an order directing forcible entry into the leased premises.*

(b) *Forcible entry may be made for the purpose of levy into any property or buildings other than those specified in subsection (a) above.*

(c) *Levy under an action of distress may be made at any hour of the day or night.*

16. *Exemptions from levy; chattels subject to security interest.*

(a) *The following shall be exempt from distress when the property of the tenant:*

(b) *Hand powered and operated tools used by a tenant in his occupation or livelihood;*

(c) *Law books of an attorney;*

(d) *Hand operated instruments of a physician or surgeon;*

(e) *Medical books of a physician or surgeon;*

(f) *Files and professional records of an attorney or of a physician or a surgeon;*

(g) *The prior recorded security interest in all chattels in which the tenant has an interest. The landlord in his petition shall certify as to the existence of a recorded security interest in any of the chattels of the tenant. In the case of a recorded conditional contract of sale or chattel mortgage or any other security interest which shall have been recorded prior to the levy under said distraint, the landlord shall either release such property from the distraint proceedings or pay to the holder of such security interest the balance due under such security interest and said balance, if paid by the landlord, shall become a part of the costs in such distraint proceedings; and provided further that such holder of security interest shall render, upon demand by the landlord, a true statement of the balance due under such security interest, and, when said balance is paid by the landlord, shall assign or release unto said landlord such security interest.*

17. *Levy on goods of third person; finality of levy; removal of excluded goods.*

(a) *Any person who is not a tenant and whose goods are levied upon on leased premises under distress may within seven days after the levy file a petition with the court before which the action of distress is pending for an order to exclude from levy the goods of such person not a tenant. The petition shall set forth the facts as to the ownership of the goods and shall be verified by the petitioner. A copy of the petition shall be served upon the plaintiff and upon the defendant. If service cannot be made on either, the petitioner shall certify this fact to the court in writing, stating the reason therefor. After a hearing held on not more than ten days' notice, and upon submission of proof satisfactory to the court that the goods are not the property of the tenant, the court shall issue an order excluding the goods from levy, which order shall authorize the owner thereof*