STATE OF INDIANA)
) SS: IN THE VANDERBURGH SUPERIOR COURT
VANDERBURGH COUNTY) SMALL CLAIMS DIVISION

_____

_____
PLAINTIFF(S) CAUSE NO. 82D0 - -EV-

VS.

_____

_____
DEFENDANT(S)

COMPLAINT FOR EJECTMENT

PLAINTIFF(S) COMPLAINS OF THE DEFENDANT(S), AND FOR ITS CAUSE OF ACTION AND ALLEGES AND SAYS:

1. THAT PLAINTIFF(S) IS THE OWNER IN FEE SIMPLE AND ENTITLED TO POSSESSION OF CERTAIN REAL ESTATE AND PREMISES LOCATED IN VANDERBURGH COUNTY, INDIANA, COMMONLY KNOWN AS _____ _____, EVANSVILLE, VANDERBURGH COUNTY, INDIANA.

2. THAT DEFENDANT(S) UNLAWFULLY RETAINS POSSESSION OF AND KEEPS PLAINTIFF(S) OUT OF POSSESSION OF THE SAID REAL ESTATE AND PREMISES.

WHEREFORE, PLAINTIFF(S) SUE AND PRAYS FOR JUDGMENT FOR IMMEDIATE POSSESSION OF THE ABOVE DESCRIBED REAL ESTATE AND PREMISES, TOGETHER WITH SUCH DAMAGES AS PROPER RELIEF IN THE PREMISES.

PLAINTIFF(S) STATE(S) AWARENESS OF THE PENALDY OF PERJURY AND THAT THE DEFENDANTS(S) IS/ARE NOT NOW SERVING IN THE ARMED FORCES OF THE UNITED STATES.

BY: _____

AFFIDAVIT

THE UNDERSIGNED, BEING FIRST DULY SWORN UPON HIS/HER OATH, ALLEGES AND SAYS: TO THE BEST OF HIS/HER INFORMATION, KNOWLEDGE, AND RELIEF:

1. THAT THE PLAINTIFF(S) ARE ENTITLED TO THE POSSESSION OF THE PROPERTY DESCRIBED IN PLAINTIFF(S) COMPLAINT HEREIN.
2. THAT THE DEFENDANT(S) UNLAWFULLY RETAINS POSSESSION THEREOF.
3. THAT THE ESTIMATED RENTAL VALUE OF SAID PROPERTY IS $_____ PER MONTH AND THAT THE DEFENTANT(S) OWES RENT TO THE PLAINTIFF(S) IN THE AMOUNT OF $ _____.

BY: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____.

Dottie Thomas, CLERK
DEPUTY: _____

(SERVE ONLY ONE DEFENDANT – INSERT COMPLETE ADDRESS)

PLEASE SERVE:

_____

_____

_____

SERVE BY (CIRCLE ONE) SHERIFF CERTIFIED MAIL

I/We hereby certify that the foregoing or attached Court Record or document Complies with all the requirements of Trial Rule 5(G) with regard to Information Excluded from the public record under Administrative 9(G).

_____

CAUSE NO. 82D0 -_____-EV-_____

NOTICE TO APPEAR

YOU ARE HEREBY COMMANDED AND SUMMONED TO APPEAR IN THE VANDERBURGH SUPERIOR COURT, SMALL CLAIMS DIVISION, ROOM 223, COURTS BUILDING, ON THE

_____ DAY OF _____, 20_____, AT _____:_____AM/PM FOR THE PURPOSE OF CONTROVERTING PLAINTIFF(S) AFFIDAVIT OR TO OTHERWISE SHOW CAUSE WHY YOU, AS DEFENDANT(S), SHOULD NOT BE TAKEN FROM THE PROPERTY DESCRIBED IN PLAINTIFF(S) COMPLAINT AND AFFIDAVIT, AND GENERALLY KNOWN AS

_____EVANSVILLE, INDIANA.

YOU ARE INFORMED THAT YOU, AS DEFENDANT(S), MAY FILE AFFIDAVITS ON YOUR OWN BEHALF WITH THIS COURT, AND MAY APPEAR AND PRESENT TESTIMONY ON YOUR OWN BEHALF AT THE AFORESAID HEARING IN THIS COURT, AND THAT YOU MAY FILE WITH THIS COURT WRITTEN UNDERTAKING TO STAY THE DELIVERY OF SAID PROPERTY IN ACCORDANCE WITH THE PROVISION OF INDIANA CODE SECTIONS 32-6-1.5-1 THROUGH 32-1.5-12.

YOU ARE FURTHER INFORMED THAT IF YOU FAIL TO APPEAR IN THIS COURT AT THE TIME AND DATE AFORESAID, PLAINTIFF(S) MAY BE GRANTED A JUDGMENT OF POSSESSION.

_____

JUDGE SUPERIOR COURT

STATE OF INDIANA) IN THE VANDERBURGH SUPERIOR COURT
) SS:
COUNTY OF VANDERBURGH)

_____)
Plaintiff,)
)
v.)
) CAUSE No: 82D___-_____-EV-_____
_____)
Defendant(s).)

Pre-eviction Diversion Program Advisement

1. The Indiana Supreme Court requires the Court to advise all landlords and tenants at an initial eviction hearing of community resources which may make the eviction unnecessary.
2. These resources may be of benefit to both landlords and tenants.
3. The most efficient way to learn what state, federal, or local community resources may be available to you is to call the United Way at **2-1-1**. You will speak to a social worker with knowledge of community resources and eligibility requirements.
4. **If state or federal emergency rental assistance is currently available, you must call 2-1-1 for information about how to apply.**
5. The following local community organizations may offer emergency rental assistance, utility assistance, or housing assistance to residents of Vanderburgh County:
    a. Aurora: (812) 428-3246, www.auroraevansville.org
    b. Community Action Program of Evansville (CAPE): (812) 425-4241, www.capeevansville.org
    c. Catholic Charities of Evansville: (812) 423-5456, www.ccevansville.org
    d. The Township Trustee's Office *for the township where you reside*:
        i. Armstrong: (812) 963-9567
        ii. Center: (812) 435-5502
        iii. German: (812)454-6137
        iv. Knight: (812) 477-1596
        v. Perry: (812) 425-8460
        vi. Pigeon: (812) 435-5388
        vii. Scott: (812) 867-7091
        viii. Union: (812) 422-4550
    e. Salvation Army: (812) 422-4673
    f. St. Vincent De Paul: (812) 425-3485, www.svdpevansville.org
    g. Local churches
6. If a tenant applies for or has already applied for rental assistance, the tenant should tell the landlord immediately. The tenant should keep the landlord advised of the current status of the application(s) at all times.
7. The Indiana Supreme Court also offers a FREE Settlement Conference Program which may allow the landlord and tenant to reach an agreement without a

STATE OF INDIANA) IN THE VANDERBURGH SUPERIOR COURT
) SS:
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_____)
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CAUSE NO. 82D0 -_____-EV-_____

NOTICE TO APPEAR
RENT & DAMAGE HEARING

A COMPLAINT FOR EJECTMENT HAS BEEN FILED AGAINST YOU. IN THE EVENT THAT IT IS GRANTED, PLAINTIFF(S) ASKS JUDGMENT IN THIS COURT AGAINST YOU FOR BACKRENT & DAMAGE WHICH MAY INCLUDE COSTS AND ATTORNEY FEES. IF THE EJECTMENT IS NOT GRANTED, THIS HEARING DATE WILL BE VACATED.YOU OR YOUR ATTORNEY MUST APPEAR ON

THIS CLAIM ON THE _____ DAY OF _____, 20____, AT _____:_____AM/PM, IN THE SMALL CLAIMS DIVISION OF THE VANDERBURGH SUPERIOR COURT, ROOM 223, COURTS BUILDING, 825 SYCAMOREST. EVANSVILLE, INDIANA, 47708, (812) 435-5166 OR JUDGMENT BY DEFAULT WILL BE ENTERED AGAINST YOU IN THE AMOUNT PROVEN BY THE PLAINTIFF(S). IF JUDGMENT IS ENTERED AGAINST YOU, YOUR EARNINGS MAYBE GARNISHED OR YOUR PROPERTY MAY BE ATTACHED TO SATISFY THE JUDGMENT.

IF YOU ARE UNABLE TO APPEAR IN COURT AT THE ABOVE TIME, YOU MUST FILE A WRITTEN MOTION REQUESTING A CONTINUANCE PRIOR TO THE DATE YOU ARE TO APPEAR. IF YOU DESIRE TIME TO PAY, YOU MAY MAKE SUCH A REQUEST TO THE PLAINTIFF'S ATTORNEY OR THE PLAINTIFF(S).

IF YOU APPEAR AND DENY THE CLAIM, A TRIAL DATE WILL BE SET. IF YOU HAVE A CLAIM FOR RELIEF AGAINST THE PLAINTIFF(S) ARISING FROM THE SAME TRANSACTION OR OCCURRENCE, YOU MUST INFORM THE COURT AT THE FIRST HEARING.

NOTICE OF THE DEFENDANT'S RIGHT TO A JURY TRIAL AND THAT SUCH RIGHT IS WAIVED UNLESS A JURY TRIAL IS REQUESTED WITHIN TEN (10) DAYS AFTER RECEIPT OF THE NOTICE OF CLAIM; THAT ONCE A JURY TRIAL REQUEST HAS BEEN GRANTED, IT MAY BE WITHDRAWN WITHOUT THE CONSENT OF THE OTHER PARTY OR PARTIES AND WITHIN TEN (10) DAYS AFTER THE JURY TRIAL REQUEST HAS BEEN GRANTED, THE PARTY REQUESTING A JURY TRIAL SHALL PAY THE CLERK THE ADDITIONAL AMOUNT REQUIRED BY STATUTE TO TRANSFER THE CLAIM TO THE PLENARY DOCKET; OTHERWISE, THE PARTIES REQUESTING A JURY TRIAL SHALL BE DEEMED TO HAVE WAIVED THE REQUEST.

_____

Judge Superior Court