

# **Law Office of Jonathan D. Petersen**

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## **Calling out the Sheriff, Obtaining a Money Judgment and Collections**

1544 – 45<sup>th</sup> Avenue  
Suite 3

Munster, IN 46321

O: 219 803 4550

F: 219 933 6557

[evictions@attorneypetersen.com](mailto:evictions@attorneypetersen.com)

Licensed in Indiana, Illinois

### ***Calling out the Sheriff***

Once my office obtains for you an Order of Possession from the Court, we will transmit to you a copy of the order as well as a letter from the Law Office of Jonathan Petersen containing a written explanation of the actual eviction process. If you do not receive this letter or misplace it, please call (219) 803-4550.

**IMPORTANT:** Please be aware that an eviction fee of \$100.00 must be paid to the Lake County Sheriff in order to schedule the physical eviction. You will need to have a work crew available to open the locks and remove the tenant's personal property from your rental unit on the date scheduled. Please refer to the Law Office letter for additional instructions.

### ***Obtaining a Money Judgment***

After the tenant has been removed from the property, you may be entitled to a money judgment if you have incurred damages. Damages could consist of unpaid rent, physical injury to the rental unit, attorney fees and/or collection costs, *etc.* Should you have any questions regarding your damages, please call.

The letter you receive from the Law Office (*see above*) contains important instructions regarding how you should document your damages. Please refer to it.

Finally, you must complete and return to the Law Office the Affidavit for Damages and Non-Military Service.

### ***Collections***

My office also provides collection services for our clients. If you would like to pursue collection, please call the office before we obtain the money judgment for you. Certain collection costs may be included in and recoverable as a part of your money judgment.

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We also provide lease and rental forms to landlords including our updated Model Lease for Indiana, tenant application and security deposit letter (required by statute). Visit [www.attorneypetersen.com](http://www.attorneypetersen.com) and click on Document Center.

Effective Date: 9/27/2019



3) In such capacity, the affiant is familiar with the Plaintiff's file concerning the Defendant(s), including the premises and the matters dealt with therein and that the facts stated herein are true.

4) Defendant is not an infant or incompetent.

5) If the defendant(s) is/are an individual, plaintiff states and declares that:

Defendant(s) is/are not on active military service. Plaintiff's statement that Defendant(s) is/are not on active military service is based upon the following facts:

\_\_\_\_\_  
\_\_\_\_\_.

OR

Plaintiff is unable to determine whether or not Defendant(s) is/are not on active military service military service. ("Active military service" includes fulltime duty in the military (including the National Guard and reserves) and, for members of the National Guard, service under a call to active service authorized by the President or Secretary of Defense)

Further sayeth the affiant naught.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING STATEMENTS ARE TRUE AND CORRECT

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name Printed: \_\_\_\_\_

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**