AMS LEGAL SUPPORT SERVICES IS A BONDED, REGISTERED

UNLAWFUL DETAINER ASSISTANT

*We Are NOT Attorneys and we CANNOT give you legal advice or represent you in court.*

AMS Legal Support Services is a typing and document preparation service. We prepare and serve 3, 30 or 60 Day Notices, and prepare Unlawful Detainer (Eviction) paperwork from start to finish.

STEPS IN AN UNLAWFUL DETAINER (Eviction)

* Notice must be given to the tenant(s) prior to starting the eviction. We can prepare and serve a 3, 30 or 60 Day Notice.
* After the Notice has expired, you may proceed with the Unlawful Detainer (Eviction). Once the Unlawful Detainer is filed it is sent out with a Registered Process Server for service on the tenant(s).
* Once the tenant(s) is served and depending on the manner of service, the tenant(s) will have anywhere between 5 – 15 days to file an Answer (Response) to the Unlawful Detainer.
  + *Posting Orders:* If the Unlawful Detainer cannot be served by usual means (the tenant is evading service) an Order to Post is filed with the Court for the Judge to sign. Once the Unlawful Detainer is posted, the tenant(s) has 21 days to file an Answer.
* If the tenant(s) does not file an Answer within the allotted time, paperwork is sent to the court requesting a judgment against the tenant(s) and request for a Writ of Possession. When the Writ of Possession is obtained, and if your property is still occupied, a request is sent to the Sheriff for a lock-out of the tenants. The Sheriff will set a date and time for the lock out to occur and you will be required to meet with the Sheriff at that time.
* If any of the tenants file an Answer to the Unlawful Detainer, upon request from any party, the court will set a Trial date regarding the Unlawful Detainer matter. At the Trial each side will present their case, and the Judge will make a ruling regarding the Unlawful Detainer.

The total estimated time for an Unlawful Detainer (Eviction) action is 4 to 8 weeks.

Once you have regained possession of your property back, you may be interested in collecting your unpaid rent. Contact us for further details.