

ADVISEMENT FOR SQUATTER CASES
YOU WILL NOT APPEAR IN COURT IN PERSON

TO REMOVAL OF UNAUTHORIZED PERSONS/SQUATTER DEFENDANTS:

You have been served with paperwork because the owner or agent of the owner of the property believes you are not supposed to be living there and is asking the Court to issue an order to have you removed. This document describes your options. You will have to choose what to do. You can:

REACH AN AGREEMENT: Contact the Plaintiff to try to reach an agreement. The Contact information for the Plaintiff is listed on the papers you were served with. If you and the Plaintiff choose to reach an agreement, the agreement must be signed by you and filed by the Plaintiff with the Court on or before the date listed on the Summons you were served with.

CONTEST THE REMOVAL ACTION: If you feel that the Plaintiff's efforts to remove you are not supported by the facts or the law and you dispute that you are an unauthorized person living in the property, you should appear at the hearing virtually on the date and time listed on the Summons. The paperwork you received provides you with a date to appear in Court. **YOU WILL NOT APPEAR IN PERSON. YOU WILL APPEAR VIRTUALLY VIA WEBEX.** WebEx instructions have been served to you along with the Summons and this advisement. It is your job to be prepared for the hearing. Any documents you intend to use as evidence should be filed in advance of your hearing by delivering them to the Clerk's Office in-person.

DO NOTHING: You can do nothing. Should you choose to do nothing, the Court may issue orders to have the Sheriff remove you from the property immediately and an injunction barring you from returning to the property.

To arrange for an in-person hearing, contact the Division CVL Clerk at [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) to obtain the flyer containing this information.

IF YOU CANNOT READ OR SPEAK ENGLISH, PLEASE CONTACT THE COURT AT [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) OR call (719) 452-5000.

SI NO PUEDE LEER O HABLAR INGLES POR FAVOR PONERSE EN CONTACTO CON EL CORTE EN [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) O LLAMAR (719) 452-5000.

만약 당신이만약 당신이영어를 사용하다문의하시기 바랍니다다법원법원
[D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) 또는 전화 (719) 452-5000.

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lián xì [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) huò zhì diàn (719) 452-5000.

This document was written by the Court.

Magistrate Paprzycki
Fourth Judicial District
April 23, 2026