



## Office of Court Services

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To: Trial Court Judges  
Circuit Clerks

From: Michelle Goodman, Supervisor

Date: June 30, 2021

RE: Updated Status of Foreclosure and Eviction proceedings with Federal Directives

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### Current eviction directives:

- On June 25, 2021, the [U.S. Department of Housing and Urban Development](#) extended the directives issued March 18, 2020, as follows:
  - A moratorium on foreclosure and evictions for all FHA-insured Single-Family mortgages through **July 31, 2021**, which applies to the initiation of foreclosure actions and to the completion of foreclosures in process.
  - The deadline of first legal action and reasonable diligence timeliness are extended by **180** days from the date of expiration of the moratorium.
  - Foreclosure and eviction suspensions applies to homeowners with a Fannie Mae or Freddie Mac backed single family mortgage.
- On June 28, 2021, the Centers for Disease Control extended its [order](#) through **July 31, 2021**. More information on this order, court check list, FAQs, and declaration form are available on the [Landlord Tenant Task Force](#) page.
- The rule issued from the Consumer Financial Protection Bureau (CFPB) regarding notice requirements related to evictions, effective May 3, 2021, is in effect for the duration of the CDC moratorium. More details are available in the [April 28<sup>th</sup> memo](#).

### Guidance for Indiana Courts:

- Courts should inquire at initial hearing if the eviction property is included in an above listed moratorium.
- There are searchable tools available to litigants:
  - Fannie Mae: <https://www.knowyouroptions.com/rentersresourcefinder>
  - Freddie Mac: <https://myhome.freddiemac.com/renting/lookup.html>