

Petition for Eviction from Residential Premises

Case No. _____

BMB Capital, LLC.

Landlord (Plaintiff)

VS.

James Baldus & All Occupants

Tenant (Defendant)

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§

IN THE JUSTICE COURT OF

Harris County, Texas, Precinct 1 Place 2

Honorable Jeff Williams

Name of Landlord (provide full legal name): BMB Capital, LLC., referred to as "Plaintiff."

Tenants. 1. Name of Tenant (provide full legal name): James Baldus & All Occupants

Defendant may be served at (provide street address and telephone number, if known):

21438 Bluebonnet Cove Ct. Katy, Texas 77449

All other home and work addresses of this Defendant in Harris County that are known to the Plaintiff are:

21438 Bluebonnet Cove Ct. Katy, Texas 77449

☒ Plaintiff knows of no other home or work addresses of this Defendant in Harris County.

2. Name of Tenant (provide full legal name): _____

Defendant may be served at (provide street address and telephone number, if known): _____

All other home and work addresses of Defendant in Harris County that are known to the Plaintiff are: _____

☐ Plaintiff knows of no other home or work addresses of this Defendant in Harris County. Tenant(s) are referred to as "Defendant."

Premises. Plaintiff seeks possession of following Premises (describe premises, i.e. house, apartment building, including street address):

21438 Bluebonnet Cove Ct. Katy, Texas 77449 / HOUSE

Grounds for Eviction. Plaintiff seeks to evict Defendant for the following reason:

☐ **Failure to pay rent:**

Residential Lease: ☐ Written ☐ Oral Beginning date of Lease: _____ End date of Lease: _____

Rent: \$ _____ per _____ (e.g. month, week) Date of last rental payment: _____

Total amount of rent due and unpaid on date of filing: \$ _____

Rent subsidized by government: \$ _____ paid by _____; \$ _____ paid by the Defendant.

☐ **Violation of Lease:** Tenant violated Paragraph No. _____ of the Lease by (describe violation): _____

☐ **Holding over** after termination of right to possession: Date of notice of termination: _____

☒ **Foreclosure:** Plaintiff purchased the Premises at foreclosure on November 4th 2022

☐ Plaintiff intends to live in the Premises as Plaintiff's primary residence.

☒ Defendant is a tenant of the former owner; End date of Lease: _____ There was no lease _____ Rent: \$ _____ per _____

Notice to Vacate: Date Notice to Vacate Delivered: 12/23/2022 Manner of delivery Certified Mail, Regular USPS Mail

☐ **Attorney Fees:** Plaintiff seeks attorney fees as follows:

Contractual: Lease (written) Paragraph No. _____ Amount of Attorney Fees claimed: \$ _____

Statutory: Written demand to vacate sent on: _____ Date received: _____ Attorney Fees claims: \$ _____

Plaintiff requests possession of the Premises, past due rent, if applicable, attorney's fees, if applicable, court costs, and such other and further relief to which Plaintiff may be entitled.

Respectfully submitted,



Signature of Plaintiff, Plaintiff's Attorney or Authorized Agent

Juliana Turbeville

Printed Name

Authorized Agent

Title

Address: 5680 Shadowbend Cir W
Lumberton, TX 77657

Daytime Telephone: 4099239669 Fax Number: _____

State Bar No. _____

☒ Plaintiff consents to the e-mail service of the answer and any other motions or pleadings to this e-mail address.

E-Mail Address: gulfcoastevictions@gmail.com

THE STATE OF TEXAS §
COUNTY OF HARRIS §

SWORN TO BEFORE ME on _____, by _____, Plaintiff.

Clerk

Notary Public