

CAUSE NO. IP01-23-E00102017

MARGIE WILSON

PLAINTIFF

VS

CHARLES MYERS

DEFENDANT

§

IN THE JUSTICE COURT

§

PRECINCT ONE

§

TARRANT COUNTY, TEXAS

§

### EVICTION CITATION – TEDP INFORMATION INCLUDED

THE STATE OF TEXAS

TO: CHARLES MYERS, 6641 ANNE CT WATAUGA TX 76148, DEFENDANT in the above case:

This citation is issued pursuant to a petition filed by Plaintiff on December 28, 2023. Plaintiff is seeking possession of the property located at 6641 Anne Ct Watauga TX 76148, together with all improvements thereon situated and all costs of suit. Plaintiff's attorney's name and address, or Plaintiff's address if they have no attorney, are:

Plaintiff's Address

6640 Anne Ct Watauga Tx 76148

Plaintiff's Attorney's:

Address:

You must appear in this court, located at 100 W. WEATHERFORD ST. ROOM 450, FORT WORTH TX 76196, on the date and time stated below. The entrance to the building is located on the west side of the building on the basement floor.

YOU HAVE BEEN SUED FOR EVICTION FROM YOUR RESIDENCE. PLAINTIFF SEEKS POSSESSION OF THE PREMISES AND THE OTHER RELIEF STATED ABOVE. YOU MUST APPEAR IN PERSON FOR TRIAL IN COURT AT THE LOCATION STATED ABOVE AT 8:00 AM ON JANUARY 17, 2024. YOU MAY, BUT ARE NOT REQUIRED TO, FILE A WRITTEN ANSWER WITH THE COURT ON OR BEFORE THE DAY SET FOR TRIAL. UPON TIMELY REQUEST AND PAYMENT OF A JURY FEE NO LATER THAN THREE (3) DAYS BEFORE THE DAY SET FOR TRIAL, THE CASE WILL BE HEARD BY A JURY. DO NOT IGNORE THESE PAPERS. FAILURE TO APPEAR FOR TRIAL MAY RESULT IN A DEFAULT JUDGMENT BEING ENTERED AGAINST YOU. FOR FURTHER INFORMATION, CONSULT PART V. OF THE TEXAS RULES OF CIVIL PROCEDURE, WHICH IS AVAILABLE ONLINE AND ALSO AT THE COURT LISTED ON THIS CITATION.

THIS SUIT TO EVICT INVOLVES IMMEDIATE DEADLINES. A TENANT WHO IS SERVING ON ACTIVE MILITARY DUTY MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THIS SUIT UNDER FEDERAL LAW, INCLUDING THE SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. APP. SECTION 501 ET SEQ.), OR STATE LAW, INCLUDING SECTION 92.017, TEXAS PROPERTY CODE. CALL THE STATE BAR OF TEXAS TOLL-FREE AT 1-877-9TEXBAR IF YOU NEED HELP LOCATING AN ATTORNEY. IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY, YOU MAY BE ELIGIBLE FOR FREE OR LOW-COST LEGAL ASSISTANCE.

#### DEMANDA PARA DESALOJAR

ESTA DEMANDA PARA DESALOJAR INVOLUCRA PLAZOS INMEDIATOS. UN INQUILINO QUE ESTA EN EL SERVICIO MILITAR ACTIVO PUEDE TENER DERECHOS ESPECIALES O ASISTENCIA EN RELACION CON ESTA DEMANDA BAJO LA LEY FEDERAL, INCLUYENDO LA LEY DE ALIVIO CIVIL A MIEMBROS DEL SERVICIO (50 U.S.C. APP. SECCION 501 Y SS.), O LA LEY DEL ESTADO, INCLUIDA LA SECCION 92.017 DEL CODIGO DE LA PROPIEDAD EN TEXAS. LLAME AL COLEGIO DE ABOGADOS DE TEXAS (STATE BAR OF TEXAS), LLAMADA GRATUITA AL 1-877-9TEXBAR SI USTED NECESITA AYUDA PARA LOCALIZAR A UN ABOGADO. SI NO ESTA A SU ALCANCE CONTRATAR A UN ABOGADO, USTED PUDIERA SER ELEGIBLE PARA ASESORIA LEGAL GRATUITA O DE BAJO COSTO.

#### TEXAS EVICTION DIVERSION PROGRAM

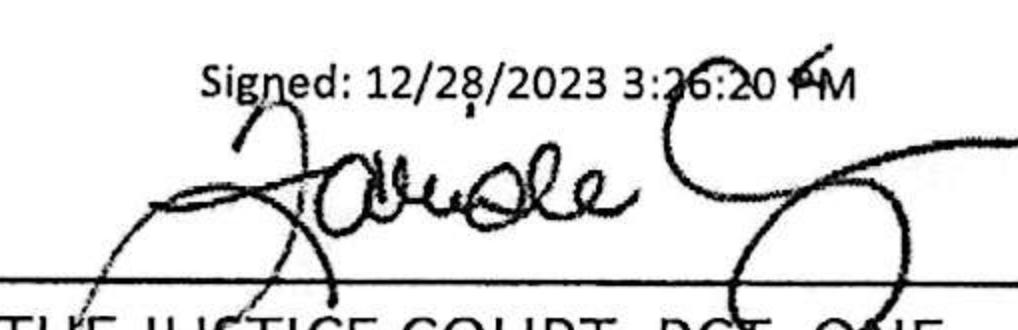
You may be able to have some of the rent you owe paid and stop your eviction. Find out more about available rental assistance programs in your area at <https://www.consumerfinance.gov/coronavirus/mortgage-and-housingassistance/renter-protections/find-help-with-rent-and-utilities/>. If there is an available rental assistance program in your area, tell the judge you are interested in participating. To find out more about what to tell the judge and what may happen with your eviction, visit [www.TexasLawHelp.org](http://www.TexasLawHelp.org) or call Texas Legal Services Center for assistance at 855-270-7655.

#### PROGRAMA DE DESVÍO DE DESALOJO DE TEXAS

Usted podrá ser elegible para recibir asistencia en algunos pagos vencidos de su alquiler y detener su desalojo. Visite el siguiente enlace para mayor información sobre los programas de asistencia para pagos de alquiler disponibles en su localidad <https://www.consumerfinance.gov/coronavirus/mortgage-and-housingassistance/renter-protections/find-help-with-rent-and-utilities/>. Si hay programas disponibles en su localidad, informe al juez que desea participar en alguno de ellos. Puede visitar el siguiente enlace [www.TexasLawHelp.org](http://www.TexasLawHelp.org) para mayor información sobre qué decir ante el juez y qué puede ocurrir en un proceso de desalojo, o puede llamar al Centro de Servicios Legales de Texas (en inglés, Texas Legal Services Center) al teléfono 855-270-7655.



Signed: 12/28/2023 3:26:20 PM

  
CLERK OF THE JUSTICE COURT, PCT. ONE

**SERVICE COPY****CONSTABLE'S RETURN**

CAME TO HAND ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_. M. AND EXECUTED ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_. M.

BY DELIVERING IN PERSON A TRUE COPY OF THIS CITATION TO DEFENDANT(S) (NAMES) AT (ADDRESS)

**IF GRANTED BY THE COURT: ALTERNATIVE SERVICE OF CITATION**

\_\_\_\_\_ BY RULE 510.4 (C) (A) DELIVER A COPY OF THE CITATION WITH A COPY OF THE PETITION ATTACHED TO THE PREMISES BY PLACING IT THROUGH A DOOR MAIL CHUTE OR SLIPPING IT UNDER THE FRONT DOOR; IF NEITHER METHOD IS POSSIBLE, THE OFFICER MAY SECURELY AFFIX THE CITATION TO THE FRONT DOOR OR MAIN ENTRY TO THE PREMISES; AND (B) DEPOSIT IN THE MAIL A COPY OF THE CITATION WITH A COPY OF THE PETITION ATTACHED, ADDRESSED TO DEFENDANT AT THE PREMISES AND SENT BY FIRST CLASS MAIL.

\_\_\_\_\_ 4) NOTATION ON RETURN. THE CONSTABLE, SHERIFF, OR OTHER PERSON AUTHORIZED BY WRITTEN COURT ORDER MUST NOTE ON THE RETURN OF SERVICE THE DATE THE CITATION WAS DELIVERED AND THE DATE IT WAS DEPOSITED IN THE MAIL

**IF RETURNED TO COURT NOT SERVED FOR THE FOLLOWING REASONS:** \_\_\_\_\_

**FEES:**

SERVICE \$ \_\_\_\_\_ SHERIFF/CONSTABLE, PCT. NO. \_\_\_\_\_, \_\_\_\_\_ COUNTY, TX

OTHER \$ \_\_\_\_\_ DEPUTY SIGNATURE: \_\_\_\_\_

TOTAL \$ \_\_\_\_\_ DEPUTY NAME: \_\_\_\_\_

**EVICTION CITATION – TEDP INFORMATION INCLUDED**

Issue Date: December 28, 2023

**CAUSE NUMBER: JP01-23-E00102017**

**MARGIE WILSON VS. CHARLES MYERS**

**Serve Defendant: Charles Myers**

**Service Address: 6641 Anne Ct Watauga Tx 76148**

**For Court Use Only:**

- 2 defendants  
 3 defendants

CONSTABLE DALE CLARK  
TARRANT COUNTY, TX  
2023 DEC 28 PM 3:54  
DATE 12-28-23  
TIME 3:54 PM  
SERV'D

FILED  
12/28/2023 12:00 AM  
Judge Ralph Swearingin  
Justice of the Peace, Precinct 1  
Tarrant County

CAUSE NO. JP01-23-E00102017

Margie wilson  
PLAINTIFF v.

IN THE JUSTICE COURT  
PRECINCT NO. 1  
Tarrant COUNTY, TEXAS

Charles Myers  
DEFENDANT

Rental Subsidy (if any):	<u>\$0.00</u>
Tenant's Portion:	<u>\$800.00</u>
TOTAL MONTHLY RENT:	<u>\$800.00</u>

**PETITION: EVICTION CASE**

**COMPLAINT:** Plaintiff hereby sues the following Defendant(s) \_\_\_\_\_  
**Charles Myers**

for eviction of Plaintiff's premises (including storerooms and parking areas) located in the above precinct. The address of the property is:

6641 Anne Ct. Watauga TX 76148

Street Address      Unit No. (if any)      City      State      Zip

**GROUND FOR EVICTION:** Plaintiff alleges the following grounds for eviction:

**Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s): \_\_\_\_\_ . The amount of rent claimed as of the date of filing is: \_\_\_\_\_. Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

**Other lease violations.** Defendant(s) breached the terms of the lease (other than by failing to pay rent) as follows: \_\_\_\_\_

**Morgan Myers has filed with the court for divorce from Charles Myers.**

**Morgan Myers has also filed a protective order against Charles Myers with the court.**

**Morgan Myers and the children will be allowed to stay at the property.**

**Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or renewal of extension period, which was the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**NOTICE TO VACATE:** Plaintiff has given Defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the 17th day of December, 2023 by this method:  
**Hand delivered to Charles Myers**

**SUIT FOR RENT:** Plaintiff  does or  does not include a suit for unpaid rent.

**ATTORNEY'S FEES:** Plaintiff  will be or  will not be seeking applicable attorney's fees. The attorney's name, address, phone and fax numbers are: \_\_\_\_\_

**IMMEDIATE POSSESSION BOND:** If Plaintiff has filed a bond for immediate possession, Plaintiff requests that: (1) the Court set the amount of the bond; (2) the Court approve the bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

**SERVICE OF CITATION:** Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Other home or work addresses where Defendant(s) may be served are: \_\_\_\_\_

Plaintiff knows of no other home or work addresses of Defendant(s) in this county.

**RELIEF:** Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fees, court costs, and interest on the above sums at the rate stated in the lease, or if not so stated, at the statutory rate for judgments.

- I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.
- I hereby consent for the answer and any other motions or pleadings to be sent to my email address as follows: margie5066@yahoo.com

My name is: Margie wilson

Margie wilson

Plaintiff's Printed Name

**Defendant's Information** (if known): Defendant  
Name: Phone Number, DOB, Last 3 of Numbers of DL,  
Last 3 Numbers of SSN  
Charles Myers; Phone: 817-507-6562; DOB: 02/01/1991

My date of birth is: 08/05/1946

My address is: 6640 Anne Ct  
Watauga, TX 76148.U.S.A.

I declare under penalty of perjury, pursuant to the law of the State of Texas, that all information provided is true and correct.

/s/ Margie Wilson

(Signature of Plaintiff (Landlord/Property Owner) or Agent)

Executed in Tarrant County,

Texas on 12/28/2023.

Phone: 817-366-5938

Fax: \_\_\_\_\_

Email Address: margie5066@yahoo.com