

**DKT (57)**



**EXHIBIT A.5 - EVICTION NOTICE TORN**

**FILED ON: 02/09/2024**

**FEE: \$0.00**

**FILER/REQUESTOR: CHARLES DUSTIN MYERS**

**EVICITION NOTICE**

Mr. Charles Myers  
6641 Anne Ct  
Watauga, Texas 76148

TO THE TENANT(S) AND ANY AND ALL OTHERS IN POSSESSION OF THE PREMISES LOCATED AT THE AFOREMENTIONED ADDRESS, THIS NOTICE HAS BEEN SENT TO YOU PURSUANT TO TEXAS STATE PROPERTY CODE § 24005 STATE LAWS AS A RESULT OF YOUR BREACH OF THE LEASE AND/OR YOUR FAILURE TO PAY RENT, LATE FEES AND/OR OTHER ASSOCIATED COSTS AND/OR FEES.

*Margie Wilson*  
**BE IT KNOWN** that pursuant to your signed Lease Agreement dated 07/01/2022 and where you are in possession of the premises located at 6641 Anne Ct, Watauga, Texas 76148, it is alleged that you are in breach of the above-mentioned Lease Agreement because you have failed to abide by the following terms therein: Granddaughter getting a divorce. Have ordered a protection notice. My property and she and the children are allowed to stay. We must vacate the property.

**THEREFORE**, you are hereby provided notice that the above-mentioned violations must be cured by no later than 12/21/2023 or you must vacate, quit, relinquish, move out or deliver up possession of the aforementioned premises. Failure to correct the breach of your Lease Agreement within the stipulated time requested by this notice shall result in the cancellation/termination or forfeiture of your Lease Agreement.

THE LANDLORD RESERVES THE RIGHTS AND REMEDIES AFFORDED TO THEM PURSUANT TO THE SIGNED LEASE/RENTAL AGREEMENT AND IN ACCORDANCE WITH APPLICABLE LAWS OF THE STATE OF TEXAS INCLUDING, BUT NOT LIMITED TO, UNPAID RENT AND/OR PROPERTY DAMAGES, AND NOTHING IN THIS NOTICE MAY BE INTERPRETED AS A RELINQUISHMENT OF SUCH RIGHTS AND REMEDIES.

By:

*Margie Wilson*  
(Landlord Signature)

*12-17-2023*  
(Date)

Mrs. Margie Wilson  
6640 Anne Ct  
Watauga, Texas 76148  
8173665938  
Margie5066@yahoo.com

*Merry Christmas*



A CERTIFIED COPY  
ATTEST: 04/16/2024  
THOMAS A. WILDER  
DISTRICT CLERK  
TARRANT COUNTY, TEXAS  
BY: /s/ Catherine Saenz

CERTIFICATE OF SERVICE

**BE IT KNOWN** that I, Margie Wilson, hereby certify that on the date of 12-18-2023, I served copies of the Eviction Notice on Mr. Charles Myersby way of personal delivery to the tenant.

Margie Wilson  
(Landlord Signature)

12-18-2023  
(Date)



A CERTIFIED COPY  
ATTEST: 04/16/2024  
THOMAS A. WILDER  
DISTRICT CLERK  
TARRANT COUNTY, TEXAS  
BY: /s/ Catherine Saenz

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:

Street Address	Unit No. (if any)	City	State	Zip
<div></div>				

**GROUND(S) FOR EVICTION:** Plaintiff alleges the following ground(s) 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: \_\_\_\_\_



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