

DKT (57)

EXHIBIT A.5 - EVICTION NOTICE TORN

FILED ON: 02/09/2024

FEE: \$0.00

FILER/REQUESTOR: CHARLES DUSTIN MYERS

EVICTION NOTICE

Mr. Charles Myers
6641 Anne Ct.
Watauga, Texas 76148

TO THE TENANT(S) AND ANY AND ALL OTHERS IN AFOREMENTIONED ADDRESS, THIS NOTICE HAS BEEN 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.

~~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. She 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)~~

Mrs. Margie Wilson
6640 Anne Ct
Watauga, Texas 76148
8173666938
Margie5066@yahoo.com

12-17-2023
~~(Date)~~

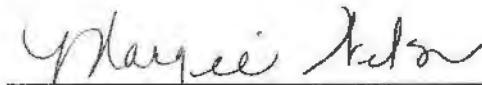
Merry Christmas



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.



(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.

Charles Myers
DEFENDANT

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

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
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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 or 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: _____



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