

CAUSE NUMBER

v.

§
§
§
§
§

IN THE JUSTICE COURT

PRECINCT NO. 1

COOKE COUNTY, TEXAS

PETITION FOR EVICTION

PARTIES:

This petition is brought by _____, Plaintiff.

Defendant(s) is/are _____,
herein "Defendant," whether one or more.

Defendant's Phone Number:

Last 3 digits of DL#:

Defendant's Date of Birth:

Last 3 digits of SS#:

(Attach additional sheet if necessary.)

PROPERTY:

The property the subject of this suit for eviction is located in Cooke County JP Pct. 1 at:

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

SERVICE OF CITATION:

Service is requested on Defendant 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 may be served are:

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

NOTICE TO VACATE:

Plaintiff has given Defendant a written notice to vacate and demand for possession pursuant to §24.005 Texas Property Code. Such notice was delivered on _____ (date) by:

personal delivery to the tenant or any person residing at the premises who is 16 years of age or older;

affixing the notice to the inside of the main entry door;

regular mail, registered mail, or certified mail, return receipt requested, to the premises in question; or

securely affixing to the outside of the main entry door a sealed envelope containing the notice and on which was written the tenant's name, address, and in all capital letters, the words "IMPORTANT DOCUMENT" or substantially similar language and, not later than 5 p.m. of the same day, depositing the notice in the mail in Cooke County. Notice was given by this method because the premises has no mailbox and has a keyless bolting device, alarm system, or dangerous animal that prevented entering or because I reasonably believed that harm would result from personal delivery.

GROUND(S) FOR EVICTION:

Plaintiff alleges the following ground(s) for eviction: *(check all that apply)*

Unpaid rent. Defendant failed to pay rent for the following time period(s):

In addition to the suit for eviction, Plaintiff includes a suit for unpaid rent.

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.

Lease violations. Defendant breached the terms of the lease (*other than payment of rent*) as follows:

Holdover. Defendant is unlawfully holding over by failing to vacate at the end of the rental term or extension period. The end of such term or renewal period was .

ATTORNEY'S FEES:

Plaintiff WILL WILL NOT be seeking attorney's fees. Attorney's name and contact information is:

RELIEF:

Plaintiff requests that Defendant be served with citation and that Plaintiff be awarded a judgment against Defendant for possession of the premises, including removal of Defendant 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 consent for the answer and any motions or pleadings to be sent to my email address as follows:

I hereby incorporate by reference the attached Verification of Compliance with Sections 4023 and 4024 of the CARES Act and the CDC Eviction Moratorium Order.

Respectfully Submitted,

PLAINTIFF'S SIGNATURE

Printed Name:

Address:

Phone Number:

SWORN TO AND SUBSCRIBED before me on .

COURT CLERK OR NOTARY

Do not write below this line. The court clerk will fill in this portion.

NOTICE OF HEARING

Notice is hereby given that the hearing on this suit for eviction is set for a hearing at:

DATE/TIME: at

LOCATION: Cooke County Justice Court, Pct. 1, 320 CR 451, Gainesville, Texas.

SIGNED on .

JUSTICE COURT CLERK