

CAUSE NO. _____

_____	§	
_____	§	JUSTICE COURT - EVICTION
PLAINTIFF(S)	§	JUSTICE OF THE PEACE
VS.	§	PRECINCT 3, PLACE 2
_____	§	BRAZORIA COUNTY, TEXAS
DEFENDANT(S)		

PETITION: EVICTION CASE

1. **COMPLAINT:** Plaintiff hereby sues the following Defendant(s) for eviction from Plaintiff's premises located in the above precinct.

2. **ADDRESS OF PROPERTY:** _____
_____ City, State, Zip

Check One: Apartment House Mobile Home & Lot Lot Rental Only Commercial

3. **DEFENDANT(S) INFORMATION (if known):** Last 3 digits of Driver License(s): _____ Last 3 digits of Soc. Sec. No(s): _____

Date of birth(s): _____ Defendant(s) Phone Number(s): _____

Defendant(s) EMAIL: _____

4. **GROUND(S) FOR EVICTION:** Plaintiff alleges the following grounds for eviction:

Unpaid rent. Rent in the amount of \$_____ is due on a _____ basis.
Defendant(s) failed to pay rent for the following time period(s): _____.

The Defendants rent (**check one**) is not subsidized by the government is subsidized by the government as follows:

\$_____ paid by the government, and \$_____ paid by the Defendant(s).

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

Holdover. Defendant(s) are unlawfully holding over by failing to vacate at the end of the rental term or periodic tenancy, which ended on the _____, 20_____.

Squatter. Defendant(s) never had a right to possess the property and are unlawfully occupying the premises after a demand to surrender possession given on the _____, 20_____.

Expiration of Tenancy at Will or by Sufferance. Defendant(s) had no lease agreement and have failed to vacate the premises after being given a termination notice, if applicable, and a demand to surrender possession was given on _____, 20_____.

5. **PRE-SUIT NOTICE:**

Defendant(s) has (have) **NOT** been previously delinquent in paying rent during the current lease/rental agreement period; therefore, a Notice to Pay Rent or Vacate was given on _____, 20_____.

Defendant(s) has (have) been previously late in paying rent during the current lease/rental agreement period. A notice to Pay Rent or Vacate was previously given during this rental agreement period/lease term on (Provide dates notice(s) were previously given) _____. The Defendant(s) has (have) subsequently become delinquent on rent during the rental period/lease term. Therefore, a notice was given as follows:

A Notice to Pay or Vacate was given to the Defendant(s) on _____, 20_____.

A Notice to Vacate was given to Defendant(s) on _____, 20_____.

Grounds for eviction are for a cause other than unpaid rent; therefore, a Notice to Vacate was given to Defendant(s) on _____, 20_____.

METHOD(S) OF DELIVERY:

The above indicated notice(s) were provided using the following delivery method: **(check one or more as applicable)**

- personal delivery to Defendant(s), personal delivery to any person residing at the premises who is 16 years of age or older,
- electronic communication (if Plaintiff & Defendant(s) have agreed in writing to electronic communications) regular mail,
- registered mail or certified mailed return receipt requested, to the premises; other method of delivery authorized under Section 24.005, Texas Property Code: _____.

6. SUIT FOR RENT: In addition to possession of the premises, Plaintiff **(check one)** does or does not include 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.

7. ATTORNEY'S FEES: Plaintiff will be or will not be seeking applicable attorney's fees.

Attorney Name: _____ Bar #: _____

Address: _____

Phone Number: _____

8. 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. Home or work addresses other than the premises where Defendant(s) may be served are:

_____.

No other home or work addresses of Defendant(s) are known by the Plaintiff.

9. 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 fee if applicable, 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.

Printed Name

Signature

Filing as: **(Check One)** Plaintiff Plaintiff's Agent Attorney Bar Number: _____

Mailing Address: _____

City, State, Zip _____

Phone Number: _____

SERVICE BY EMAIL: (Normally, documents in this case are sent by mail. If it is easier for you, you can choose to get some of the documents sent by email. If you choose to get documents by email, you must have an email account where you can receive, open, and view large attachments, and it is important that you check this email account every day. **Even if you receive some documents by email, you will still receive some documents about the case by mail or personal service, so you must not ignore any documents from the court or other parties received by mail or personal service.**)

Plaintiff consents to e-mail service of the answer and any other motions or pleadings at:

(E-Mail Address)

SWORN TO AND SUBSCRIBED before me on this _____ day of _____, 20_____.

Notary Public/Appointed Clerk of Court



NOTICE: This document contains sensitive data

Constable C.B. "Buck" Stevens

Brazoria County Precinct 3

P.O. Box 2534 Pearland, TX 77588-2534
2436 S. Grand Blvd. Suite 108 Pearland, TX 77588
Office: 281-997-9777 Fax: 281-412-7034



SERVICE INFORMATION SHEET

In order to expedite service, please provide as much information as possible. Please use additional pages for multiple defendants.

Defendant's (the Person Being Served) Information - PLEASE PRINT CLEARLY

Full Name: _____						Nickname(s): _____	
FIRST		MIDDLE (IF ANY)		LAST			
Phone 1: _____			Phone 2: _____			Other: _____	
Service Address: <input type="checkbox"/> Home <input type="checkbox"/> Work <input type="checkbox"/> Other							<input type="checkbox"/>
STREET NUMBER _____ STREET NAME _____ CITY _____ ST _____ ZIP _____ GATE CODE _____							Serve here ONLY
Other Address Person may be found: <input type="checkbox"/> Home <input type="checkbox"/> Work <input type="checkbox"/> Other							<input type="checkbox"/>
STREET NUMBER _____ STREET NAME _____ CITY _____ STATE _____ ZIP CODE _____							Serve here ONLY
Color or Other descriptions of the Service Location: _____							
Vehicle Info:		Color: _____	Year: _____	Make: _____	Model: _____	License Plate: _____	State: _____

Description of Person being served - PLEASE PRINT CLEARLY

Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female		Hair Color: _____		Est. Height: _____		Race: _____	
Age: _____		Eye Color: _____		Est. Weight: _____		<input type="checkbox"/> Hispanic <input type="checkbox"/> Non-Hispanic	
Date of Birth _____		Driver's License # _____		State _____		<input type="checkbox"/> Unknown Social Security: _____	
Other Identifying Features: _____ (Glasses, tattoos, scars, facial hair, etc.): _____							
Known weapons at Location? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		Other Important information about Defendant or Location for Service such as known to be violent, other police calls, weapons, mentally or physically ill, dog in yard, lock on gate, etc.): _____					
Other Occupants at Location? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown							
The best time to serve the Defendant: <input type="checkbox"/> Morning <input type="checkbox"/> Afternoon <input type="checkbox"/> After 5pm OR Between _____ and _____							

How may we contact YOU? (PRINT CLEARLY)

Your Name: _____		Phone: _____		Your email: _____	
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GATE CODE (IF APPLICABLE): _____

Any other information you would like to add or that deputies should know:

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PLAINTIFF	§	
	§	
v.	§	PRECINCT 3 PLACE 2
	§	
_____	§	
DEFENDANT	§	BRAZORIA COUNTY, TEXAS

SERVICEMEMBER’S CIVIL RELIEF ACT AFFIDAVIT

Instructions: The Servicemember’s Civil Relief Act applies to a civil proceeding in the Justice Courts. Before entering a default judgment against an individual defendant, the plaintiff must file with the court an affidavit stating whether or not the defendant is in military service, showing necessary facts to support the affidavit, or stating that the plaintiff is unable to determine whether or not the defendant is in military service, if that is the case. The requirement for an affidavit may be satisfied by a written, signed document declared to be true under penalty of perjury. If it appears that the defendant is in military service, the court may not enter a judgment until after the court appoints an attorney to represent the defendant. If the court is unable to determine if the defendant is in military service, the court may require the plaintiff to file a bond in an amount approved by the court. To obtain certificates of service or non-service under the Servicemember’s Civil Relief Act, you may access the public website: <https://scra.dmdc.osd.mil/scra/#/home>. This website will provide the current active military status of an individual.

Plaintiff being duly sworn under oath swears that Defendant is: **(check one)**

- not on active duty in the military
- on active military duty and/or is subject to the Servicemember’s Civil Relief Act of 2003
- has waived in writing his/her rights under the Servicemember’s Civil Relief Act of 2003
- military status is unknown at this time

PLAINTIFF PRINTED NAME

PLAINTIFF SIGNATURE

SWORN TO AND SUBSCRIBED before me on _____, 20____.

NOTARY or CLERK OF THE JUSTICE COURT

****Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.****

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vs.

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BRAZORIA COUNTY, TEXAS

DEFENDANT(S)

Certificate of Last Known Addresses

The undersigned certified that the last known mailing address of the Defendant against whom judgment is taken in the proceeding:

Defendant's Name: _____

Defendant's EMAIL: _____

Defendant's Address: _____

City, State, Zip Code

Plaintiff Printed Name

Plaintiff Signature

Plaintiff Address: _____

City, State, Zip Code

Attorney of Record for Plaintiff (***include bar number***)

Attorney Address: _____

City, State, Zip Code

This document is required to be filed when a judgment is taken by default so that the Court may notify the defendant of the entry of the default judgment.