

235200380889

Petition for Eviction from Residential Premises

Case No. _____

KAFI INC

Landlord (Plaintiff)

IN THE JUSTICE COURT OF
Harris County, Texas, Precinct **5** Place **2**

VS. **Javier Martinez & all other occupants**

Tenant (Defendant)

Name of Landlord (provide full legal name): KAFI INC, referred to as "Plaintiff."

Tenants. 1. Name of Tenant (provide full legal name): Javier Martinez & all other occupants

Defendant may be served at (provide street address and telephone number, if known):

14826 El Grande Dr Houston TX, 77083

All other home and work addresses of this Defendant in Harris County that are known to the Plaintiff are:

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

2. Name of Tenant (provide full legal name): _____

Defendant may be served at (provide street address and telephone number, if known): _____

All other home and work addresses of Defendant in Harris County that are known to the Plaintiff are:

Plaintiff knows of no other home or work addresses of this Defendant in Harris County. Tenant(s) are referred to as "Defendant."

Premises. Plaintiff seeks possession of following Premises (describe premises, i.e. house, apartment building, including street address):

14826 El Grande Dr Houston TX, 77083

Grounds for Eviction. Plaintiff seeks to evict Defendant for the following reason:

Failure to pay rent:

Residential Lease: Written Oral Beginning date of Lease: _____ End date of Lease: _____

Rent: \$ _____ per MONTH (e.g. month, week) Date of last rental payment: _____

Total amount of rent due and unpaid on date of filing: \$ _____

Rent subsidized by government: \$ _____ paid by _____; \$ _____ paid by the Defendant.

Violation of Lease: Tenant violated Paragraph No. _____ of the Lease by (describe violation): _____

Holding over after termination of right to possession: Date of notice of termination: _____

Foreclosure: Plaintiff purchased the Premises at foreclosure on 10/3/2023

Plaintiff intends to live in the Premises as Plaintiff's primary residence.

Defendant is a tenant of the former owner; End date of Lease: _____ Rent: \$ _____ per _____

Notice to Vacate: Date Notice to Vacate Delivered: Oct 10, 2023 Manner of delivery overnight & first class mail

Attorney Fees: Plaintiff seeks attorney fees as follows:

Contractual: Lease (written) Paragraph No. _____ Amount of Attorney Fees claimed: \$ _____

Statutory: Written demand to vacate sent on: _____ Date received: _____ Attorney Fees claims: \$ _____

Plaintiff requests possession of the Premises, past due rent, if applicable, attorney's fees, if applicable, court costs, and such other and further relief to which Plaintiff may be entitled.

Respectfully submitted,

Paige Butts / Texas Eviction

Agent

Signature of Plaintiff, Plaintiff's Attorney or Authorized Agent

Printed Name

Title

Address: 12335 Kingside Ln #141

Houston TX 77024

Daytime Telephone: 281-571-7151

Fax Number: 281-402-1162

State Bar No. _____

Plaintiff consents to the e-mail service of the answer and any other motions or pleadings to this e-mail address.

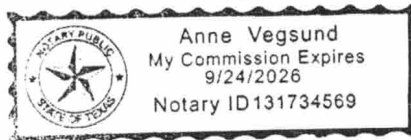
E-Mail Address: FILE@TEXASEVICTION.COM

THE STATE OF TEXAS §
COUNTY OF HARRIS §

SWORN TO BEFORE ME on 10/17/23, by Paige Butts Agent, Plaintiff.

Clerk

Notary Public



Instruction: A plaintiff requesting a default judgment must provide to the Clerk in writing the last known mailing address of the defendant. This notice must be filed at or before the time the default judgment is signed. The clerk must immediately mail written notice of the default judgment to the defendant at the address provided. **Rule 503.1** Before entering a default judgment against an individual defendant, the plaintiff must also file with the court a Military Status Affidavit.

NO. _____

KAFI INC

PLAINTIFF(S)

VS.

Javier Martinez & all other occupants

DEFENDANT(S)

§
§
§
§
§
§
§

IN THE JUSTICE COURT OF
HARRIS COUNTY, TEXAS
PRECINCT **5** PLACE **2**

NOTICE OF DEFENDANT'S LAST KNOWN MAILING ADDRESS

The undersigned certifies that the last known mailing address of the defendant against whom a default judgment is taken in this case is:

Defendant's name: Javier Martinez & all other occupants

Defendant's last known mailing address: 14826 El Grande Dr Houston TX, 77083

Submitted on 10/17/23

(Signature of Plaintiff or Plaintiff's Attorney of Record)

Printed Name: Paige Butts / Texas Eviction

Address: 12335 Kingside Ln #141

Houston TX 77024

Telephone: 281-571-7151

Fax: 281-402-1162

E-Mail: FILE@TEXASEVICTION.COM

Instructions: The Servicemembers 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 the 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 plaintiff to file a bond in an amount approved by the court.

A person who makes or uses an affidavit under this Act knowing it to be false, may be fined or imprisoned or both. 50 U.S.C. App. 501 et seq. To obtain certificates of service or non-service under the Servicemembers' Civil Relief Act, you may access the public website: <https://www.dmdc.osd.mil/appi/scra/scraHome.do>. This website will provide the current active military status of an individual.

Military Status Affidavit

Case No. _____ § In the Justice Court of
KAFI INC §
Plaintiff § Harris County, Texas
vs. §
Javier Martinez & all other occupants § Precinct 5, Place 2
Defendant §

BEFORE ME, on this day personally appeared, Paige Butts / Texas Eviction,
who, under penalty of perjury, stated that the following facts are true:

I am the Plaintiff attorney of record for the Plaintiff in this proceeding.
AGENT

_____, Defendant, is **not** in military service.

_____, Defendant, is in military service.

I know this because _____

I am unable to determine whether or not the Defendant is in military service.

Signed on 10/17/23

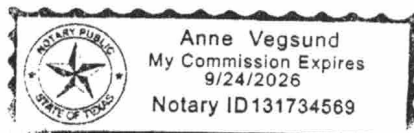
[Signature]
Signature
Printed Name: Paige Butts / Texas Eviction
Address: 12335 Kingside Ln #141
Houston TX 77024
Telephone: 281-571-7151
Fax: 281-402-1162
E-Mail Address: FILE@TEXASEVICTION.COM

THE STATE OF TEXAS §
COUNTY OF HARRIS §

SWORN TO AND SUBSCRIBED BEFORE ME on 10/17/23

Clerk of the Court

[Signature]
NOTARY PUBLIC, State of Texas



Single Record Request

Use this page to request a Certificate verifying Active Duty Status for an individual on a specified date.

*SSN is NOT required. Unless you are a financial institution or otherwise required to collect SSNs, you should not require individuals to provide you with their SSN for the sole purpose of conducting a query on this website. Searches can be conducted using Name and Date of Birth alone. Providing additional details such as First Name, Middle Name, or SSN, if already known, will increase the accuracy of the match.

SSN	<input type="text"/>	
	<input type="checkbox"/> Show	
Repeat SSN	<input type="text"/>	
	<input type="checkbox"/> Show	
Birth Date	<input type="text" value="MM/DD/YYYY"/>	
	<input type="checkbox"/> Show	
	MM/DD/YYYY (e.g. 09/16/2012)	
Last Name	<input type="text" value="Martinez"/>	✓
First Name	<input type="text" value="Javier"/>	✓
Middle Name	<input type="text"/>	
Active Duty Status Date	<input type="text" value="10/17/2023"/>	
	MM/DD/YYYY (The default will be set to today's date)	

Tips & Notes

- Without a Social Security Number, DMDC cannot authoritatively assert that this is the same individual that your query refers to. Name and date of birth alone do not uniquely identify an individual.
- Check your data entry before submitting it.
- Response may take up to 15 seconds after clicking "Submit".

Resources

- [Download Adobe Reader \(http://get.adobe.com/reader/\)](http://get.adobe.com/reader/)
- [Unexpected Results?](#)

Terms of Use Agreement

Permissible Uses: Access to this website is restricted to financial institutions, collection agencies, and others with financial and legal transactions with eligible service members for the sole purpose of ensuring that those service members receive Servicemembers Civil Relief Act (SCRA) protections in accordance with 50 U.S.C. Chapter 50. All other use is strictly prohibited.

VIOLATIONS OF THESE TERMS OF USE MAY RESULT IN IMMEDIATE TERMINATION OF ACCESS TO THE SERVICES OF THIS WEBSITE WITHOUT PRIOR NOTICE.

UNAUTHORIZED ACCESS MAY SUBJECT YOU TO CRIMINAL PENALTIES INCLUDING POTENTIAL FINES AND IMPRISONMENT IF YOU MAKE A FALSE REPRESENTATION TO GAIN ACCESS TO THE SERVICES OFFERED ON THIS WEBSITE OR OBTAIN INFORMATION UNDER FALSE PRETENSES. 18 U.S.C. § 1001



**12335 Kingsride Lane #141
Houston, Texas 77024**

October 10, 2023

Javier Martinez & All Other Occupants
14826 El Grande Dr
HOUSTON, TX 77083

Re: 3 Day Notice to Vacate

Submitted on behalf of the Landlord, KAFI INC. , by Texas Eviction.

The purpose of this letter is to ask you to **leave the premises now** in your possession, situated in Harris County, Texas, and known as 14826 El Grande Dr, HOUSTON, TX 77083 together with the lot of land on which these premises are located. You are being asked to leave for the following reason:
AUCTION AFTER SALE/PURCHASED AT AUCTION.

Your compliance with this notice within 3 days will prevent any further eviction action against you.

DEMAND FOR POSSESSION IS HEREBY MADE. YOU ARE HEREBY GIVEN NOTICE TO VACATE THE DWELLING ON OR BEFORE 11:59 PM ON OCTOBER 16, 2023. IF YOU DO NOT LEAVE, AN EVICTION ACTION SHALL BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

Yours respectfully,
Texas Eviction

NOTICE WAS GIVEN BY THE METHOD CHECKED BELOW:

REGULAR MAIL CERTIFIED/RETURN RECEIPT USPS PRIORITY OVERNIGHT