

NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA
NO. JPC-25-12755-51

SKEWERS PROPERTIES LLC	§	IN THE JUSTICE COURT
Plaintiff(s)	§	
v.	§	PRECEINCT 5, PLACE 1
<u>JASON MCKEMIE</u>	§	
Defendant (s)	§	DALLAS COUNTY, TEXAS

SUBPOENA DUCES TECUM

DOCUMENT ORDERED TO BE PRODUCED

You must produce **full, unredacted copies** of the following:

1. FULL BUYOUT AGREEMENT

- The full, unredacted lease buyout agreement executed by **Gwendolyn Ulijasz** relating to the property at *5609 La Foy Blvd.*

2. PROOF OF PAYMENT

All documents showing payment made under the buyout, including:

- bank transfers
- electronic payment records
- wire confirmations
- ACH confirmations
- check images
- credit card records
- **any transaction with identifying numbers or account numbers**
- any payment instructions or remittance confirmations

3. COMPLETE LEASE LEDGER

A full lease ledger from **February 1, 2025 through present**, including:

- rent
- fees
- penalties

- buyout credits
 - all applied payments
 - any adjustments, reversals, or accounting notes
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4. ALL PAYMENTS RECEIVED FROM GWENDOLYN ULIJASZ

Every payment made by or on behalf of **Gwendolyn Ulijasz** from

February 1, 2025 – present, including but not limited to:

- rent
 - fees
 - buyout sums
 - settlement payments
 - penalties
 - miscellaneous charges
 - any third-party payments made at her direction
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5. ALL NOTICES

Any notice or communication relating to:

- lease termination
 - early termination
 - surrender of premises
 - modification of lease terms
 - acceptance or negotiation of the buyout
 - any notice sent or withheld relating to the end of the lease term
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6. INTERNAL NOTES & COMMUNICATIONS (LANDLORD-SIDE)

Any **internal** notes, logs, emails, text messages, or written communications created or maintained by the landlord or its agents that relate to:

1. the property at **5609 La Foy Blvd**;
 2. any modification, extension, or termination of the lease;
 3. the **lease buyout agreement** executed by **Gwendolyn Ulijasz**;
 4. the landlord's decision to pursue eviction after receiving the buyout;
 5. the landlord's handling of rent accounting, notices, or termination associated with the buyout.
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7. COMMUNICATIONS BETWEEN LANDLORD AND GWENDOLYN ULIJASZ (EXTERNAL)

Any communications — including emails, text messages, portal messages, or written notes — between the landlord (or any agent) and **Gwendolyn Ulijasz** relating to:

1. access to the residence at **5609 La Foy Blvd**;
2. retrieval or removal of personal property from the residence;
3. any plan, request, instruction, or direction regarding possession of the premises;
4. any discussions concerning the timing or coordination of an eviction or turnover of the property;
5. any communications discussing or referencing the lease buyout, rent status, termination of the lease, or expected turnover date.

WARNING

Failure to comply with this subpoena may be punished by contempt under Texas Government Code § 21.002.

Issued this _____ day of _____, 2025.

Judge Sara Martinez
Justice of the Peace, Precinct 5-1
Dallas County, Texas


Jason McKemie
Requesting Party, Pro Se

11.25.2025