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

MOTION FOR LEAVE TO SERVE SUBPOENA DUCES TECUM ON LANDLORD TO COMPEL PRODUCTION OF BUYOUT AGREEMENT AND PAYMENT RECORDS

I, **Jason McKemie**, respectfully move for leave to serve a Subpoena Duces Tecum on the landlord, **Skweres Properties, LLC**, and its authorized property manager/agent, for the purpose of compelling production of documents that are **material and necessary** to the adjudication of this eviction case.

I. BASIS OF REQUEST

1. I am currently involved in divorce proceedings in District Court. During those proceedings, I learned for the first time—on October 31, 2025, the day before the lease expired—that **months earlier** Gwendolyn Ulijasz had executed a **lease buyout agreement** with Skweres Properties, LLC. Neither the landlord nor Ms. Ulijasz ever notified me of the buyout or the resulting termination of the lease.
2. Although my name appears on the lease as a tenant, the lease was approved **solely on Ms. Ulijasz’s financial qualifications**, and she was designated as the **sole financial guarantor**. All income verification, credit documentation, and financial obligations used to qualify for the lease were tied exclusively to her. While the legal effect of a guarantor designation may be debated in an eviction context, its meaning and intent were **expressly recognized in our District Court proceedings**, where financial responsibility and relief were allocated based on that structure.
3. Despite this, the landlord never notified me of the buyout, never informed me that the lease had been terminated, and never provided notice to vacate. I discovered the buyout only when the agreement was displayed on a courtroom projector at a District Court hearing. By that point, months of preparation toward a court-ordered relief package—intended to prevent eviction, stabilize housing, and provide funds to relocate—had been rendered meaningless because the landlord had already accepted a buyout behind my back.
4. Prior to this, I had informed the landlord that significant financial disputes and irregularities were occurring in my divorce case and that Ms. Ulijasz had removed all marital assets from

my access, leaving me unable to pay rent despite my attempts to stay current. **Despite being warned that I might not receive accurate or timely information from her regarding the lease, the landlord proceeded with the buyout without notifying me and then pursued eviction as though no buyout had occurred.**

5. The rent amounts now sought in this eviction action appear to include **months of rent already paid** as part of that buyout. This raises a substantial risk of **double recovery** and makes it unclear whether any rent was owed at all.
6. I requested a copy of the lease ledger from the landlord's agent so I could determine which months of rent were covered by the buyout and whether any amounts remained outstanding. I was told that the only way I would receive a ledger was when I was **"standing in front of a judge at the eviction hearing."** This refusal to provide basic account records—combined with the concealment of the buyout—demonstrates that the landlord has no intention of voluntarily producing documents necessary to determine whether any rent was owed or whether a double recovery is being pursued. This makes the subpoena not only appropriate, but necessary for a fair and orderly hearing.
7. The exact scope of the buyout—including **the amount paid, the months covered, the account used, the date of payment, the associated financial records, and any internal notes or ledgers reflecting the transaction**—is exclusively within the landlord's possession. The landlord has not voluntarily produced these documents despite multiple opportunities.
8. These materials are **material and necessary** because they determine:
 - whether any rent was owed;
 - whether a double-recovery attempt is being made; and
 - whether the alleged "holdover" status was the result of **concealment of a lease termination** that I had no notice of.
9. Under Tex. R. Civ. P. 500.009 and 500.010, the Court may authorize subpoenas where necessary for a full and fair presentation of the case. The requested documents are essential to resolving the threshold question of whether this eviction action has a valid factual or legal basis.

Respectfully submitted,


Jason McKemie

Date: November 25, 2025

Received on _____ (date) at _____ (time)



RESIDENTIAL LEASE APPLICATION

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Each occupant and co-applicant 18 years or older must submit a separate application.

Property Address: **5609 La Foy Blvd, Dallas, TX 75209**
Anticipated: Move-in Date: _____ Monthly Rent: \$ **4,999.00** Security Deposit: \$ **4,999.00**
Initial Lease Term Requested: **12** (months)

Property Condition: Applicant has has not viewed the Property in-person prior to submitting this application.

Applicant is strongly encouraged to view the Property in-person prior to submitting any application.
Landlord makes no express or implied warranties as to the Property's condition. Applicant requests Landlord consider the following repairs or treatments should Applicant and Landlord enter into a lease: Ensure that living room upper motorized blinds are functional and that a remote has been provided. Touch up or Repaint wall in back of upper foyer with matching paint (pic 1). Move TV mounting bracket in bedroom to center of cutout for TV (pic 2). Fix falling marble tile on bedroom fireplace. (pic 3 & 4) Clean and Service Hot Tub. Replace upper hanger bars in master closet. (pic 5 & 6) PICS AT BOTTOM OF THIS DOCUMENT.

Applicant was referred to Landlord by:
 Real estate agent **Claudia Patricia Prieto** (name) **(214)705-4059** (phone) **cpatricia0203@gmail.com** (e-mail)
 Newspaper Sign Internet Other _____

Applicant's name (first, middle, last) **Jason McKemie**
Is there a co-applicant? yes no **If yes, co-applicant must submit a separate application.**
Applicant's former last name (maiden or married) _____

E-mail **jmckemie@mckemie.net** Home Phone _____
Work Phone **(213) 239-9630** Mobile **214-868-4901**
Soc. Sec. No. **449-67-7823** Driver License No. **12807784** in **TX** (state)
Date of Birth **04-08-1976** Height **6'4"** Weight **250lbs** Eye Color **Hazel**
Hair Color **Blonde** Marital Status **Registered Domestic Partner & Engaged**

Emergency Contact: (Do not insert the name of an occupant or co-applicant.)

Name and Relationship: **Elizabeth Bender - Friend**
Address: **2140 Medical District Dr, #4058**
City: **Dallas** State: **TX** Zip Code: **75235**
Phone: **(214) 566-5499** E-mail: **Elizabeth.bender@epssw.com**

Name all other persons who will occupy the Property:
Name: **Gwendolyn Ulijasz** Relationship: **Fiance'** Age: **45**
Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____

Applicant's Current Address: **4223 Travis St, Dallas, TX 75205** Apt. No. _____
(city, state, zip)

Landlord or Property Manager's Name: **Beta Realty - Theresa Yang** Email: **betadfw@gmail.com**
Phone: Day: _____ Nt: _____ Mb: **(214) 868-7718** Fax: _____
Date Moved-In: **05-04-2023** Move-Out Date **05-04-2024** Rent \$ **4,000 (Total rent for both Jason & Gwendolyn)**
Reason for move: **Wife and I moved in together and want a bigger place.**

Residential Lease Application concerning 5609 La Foy Blvd, Dallas, TX 75209

Justice of the Peace Pct 5-1

Applicant's Previous Address: 4614 Lester Dr., Dallas, TX 75219 Apt. No. By: Victoria Lopez
(city, state, zip)

Landlord or Property Manager's Name: Progress Residential Email: CustomerCare@RentProgress.com
Phone: Day: (833) 774-7377 Nt: _____ Mb: _____ Fax: _____
Date Moved-In _____ Move-Out Date _____ Rent \$ \$2,700
Reason for move: Moved in with Fiance'

Applicant's Current Employer: Hospitech Solutions, LLC. (Subcontractor for AT Integration, Inc.)
Address: 204 S. IH 35, Suite # 104, Georgetown, TX 78628 (street, city, state, zip)
Employment Verification Contact: Ron Nations Phone: (713) 446-4249
Fax: _____ E-mail: ron.nations@atintegration.com
Start Date: 01-01-2024 Gross Monthly Income: \$ \$4,500 (See Notes) Position: Sales
Note: *If Applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.*

Applicant's Previous Employer: Connexall USA
Address: 4571 Broadway Street, Boulder, CO 80304 (street, city, state, zip)
Employment Verification Contact: (866) 556-3377 Phone: _____
Fax: _____ E-mail: infousa@connexall.com Manager of
Employed from 06-12-2022 to 05-29-2023 Gross Monthly Income: \$ \$15,000 Position: Customer Success
Note: *Applicant is responsible for including the appropriate contact information for employment verification purposes.*

Describe other income Applicant wants considered: Guarantor - Gwendolyn Ulijasz. Hospitech Solutions, LLC is a startup company receiving it's first quarterly revenue on March 20th in the amount of \$4,500. Next quarter's earnings are projected to be \$30-35k. And Q4 upwards of \$50-60k. Gwendolyn Ulijasz income more than covers all income requirements for this home, but if you need further documentation for my (Jason McKemie) proof of work, I can pull some additional documentation together.

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License Plate No./State	Mo. Payment.
SUV	2018	Jaguar	F-Pace	MHS 5658	\$514

Will any animals (dogs, cats, birds, reptiles, fish, and other types of animals) be kept on the Property? yes no
If yes, list all animals to be kept on the Property:

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?	Bite History?	Rabies Shots Current?	Assistance Animal?
Chihuahua	Katie	Brown	14lbs	12	F	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<u>Katie is a non-chewer, non-barking, non-aggressive, very obedient and potty trained dog which sleeps most the day. We also pick up the yard daily. (Katie is also a registered Assistance/Emotional Support Animal).</u>									
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N

If any of the animals listed above are assistance animals, please provide appropriate documentation with a reasonable accommodation request for the assistance animal(s).

<u>Yes</u>	<u>No</u>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will any waterbeds or water-filled furniture be on the Property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does anyone who will occupy the Property smoke?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will Applicant maintain renter's insurance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is Applicant or Applicant's spouse, even if separated, in military?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, is the military person serving under orders limiting the military person's stay to one year or less?

Residential Lease Application concerning 5609 La Foy Blvd, Dallas, TX 75209

- Has Applicant ever:
- been evicted?
 - been asked to move out by a landlord?
 - breached a lease or rental agreement?
 - filed for bankruptcy?
 - lost property in a foreclosure?
 - been convicted of a crime? If yes, provide the location, year, and type of conviction below.
 - Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
 - had any credit problems, slow-pays or delinquencies? If yes, provide more information below.
 - Is there additional information Applicant wants considered?

Additional comments: I am very handy and keep my property in great condition. I take pride in my home and leave homes in better shape than upon move in. We also develop great relationships with neighbors of all types.

Authorization: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Fees: Applicant submits a non-refundable fee of \$ 50.00 to 2147054059 (entity or individual) for processing and reviewing this application. Applicant submits will not submit an application deposit of \$ _____ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.

- Acknowledgement & Representation:**
- (1) Signing this application indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history.
 - (2) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.
 - (3) Applicant represents that the statements in this application are true and complete.
 - (4) Applicant is responsible for any costs associated with obtaining information.

Jason McKemie 03-15-2024
Applicant's Signature **Jason McKemie** Date

For Landlord's Use:

On _____, _____ (name/initials) notified
 Applicant _____ by phone mail e-mail fax in person that Applicant was
 approved not approved. Reason for disapproval: _____

Residential Lease Application concerning 5609 La Foy Blvd, Dallas, TX 75209



AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

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I, Jason McKemie (Applicant), have submitted an application
to lease a property located at 5609 La Foy Blvd, Dallas, TX 75209
_____ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

Claudia Patricia Prieto (name)
8812 Coleman BLVD (address)
Frisco, TX 75033 (city, state, zip)
(214)705-4059 (phone) _____ (fax)
cpatricia0203@gmail.com (e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Jason McKemie 03-15-2024
Applicant's Signature **Jason McKemie** Date

Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.

specifically listed as the "financial guarantor" under the additional information section regarding financials.

Residential Lease Application concerning 5609 La Foy Blvd, Dallas, TX 75209 Justice of the Peace Pct 5-1 By: Victoria Lopez

Applicant's Previous Address: 4614 Lester Dr., Dallas, TX 75219 Apt. No. (city, state, zip)

Landlord or Property Manager's Name: Progress Residential Email: CustomerCare@RentProgress.com
Phone: Day: (833) 774-7377 Nt: Mb: Fax:
Date Moved-In Move-Out Date Rent \$ \$2,700
Reason for move: Moved in with Fiance'

Applicant's Current Employer: Hospitech Solutions, LLC. (Subcontractor for AT Integration, Inc.)
Address: 204 S. IH 35, Suite # 104, Georgetown, TX 78628 (street, city, state, zip)
Employment Verification Contact: Ron Nations Phone: (713) 446-4249
Fax: E-mail: ron.nations@atintegration.com
Start Date: 01-01-2024 Gross Monthly Income: \$ \$4,500 (See Notes) Position: Sales

Note: If Applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.

Applicant's Previous Employer: Connexall USA
Address: 4571 Broadway Street, Boulder, CO 80304 (street, city, state, zip)
Employment Verification Contact: (866) 556-3377 Phone:
Fax: E-mail: infousa@connexall.com Manager of
Employed from 06-12-2022 to 05-29-2023 Gross Monthly Income: \$ \$15,000 Position: Customer Success

Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.

Describe other income Applicant wants considered: Guarantor - Gwendolyn Ulijasz. Hospitech Solutions, LLC is a startup company receiving it's first quarterly revenue on March 20th in the amount of \$4,500. Next quarter's earnings are projected to be \$30-35k. And Q4 upwards of \$50-60k. Gwendolyn Ulijasz income more than covers all income requirements for this home, but if you need further documentation for my (Jason McKemie) proof of work, I can pull some additional documentation together.

List all vehicles to be parked on the Property:
Table with columns: Type, Year, Make, Model, License Plate No./State, Mo. Payment.
Row 1: SUV, 2018, Jaguar, F-Pace, MHS 5658, \$514

Will any animals (dogs, cats, birds, reptiles, fish, and other types of animals) be kept on the Property? [X] yes [] no
If yes, list all animals to be kept on the Property:

Table with columns: Type & Breed, Name, Color, Weight, Age in Yrs., Gender, Neutered?, Bite History?, Rabies Shots Current?, Assistance Animal?
Row 1: Chihuahua, Katie, Brown, 14lbs, 12, F, [X] Y [] N, [] Y [X] N, [X] Y [] N, [X] Y [] N

Katie is a non-chewer, non-barking, non-aggressive, very obedient and potty trained dog which sleeps most the day. We also pick up the yard daily. (Katie is also a registered Assistance/Emotional Support Animal).

If any of the animals listed above are assistance animals, please provide appropriate documentation with a reasonable accommodation request for the assistance animal(s).

Yes No
[] [X] Will any waterbeds or water-filled furniture be on the Property?
[] [X] Does anyone who will occupy the Property smoke?
[X] [] Will Applicant maintain renter's insurance?
[] [X] Is Applicant or Applicant's spouse, even if separated, in military?
[] [X] If yes, is the military person serving under orders limiting the military person's stay to one year or less?

SKWERES PROPERTIES LLC
PLAINTIFF

§
§
§
§
§
§
§

IN THE JUSTICE COURT
PRECINCT 5, PLACE 1

v.

JASON MCKEMIE
& ALL OCCUPANTS
DEFENDANT

DALLAS COUNTY, TEXAS

This Process was delivered to you at:
1:10
This 15 day of Aug 2025
o'clock M.
CONSTABLE
Dallas County, Texas, Precinct 5
By: [Signature] Badge# 524

EVICTON CITATION

THE STATE OF TEXAS
TO THE DEFENDANT(S): JASON MCKEMIE & all occupants

This citation is issued based on a petition filed by Plaintiff(s) on July 31, 2025. In addition to possession of the property the Plaintiff(s) is seeking the following relief in this case: back rent in the amount of \$13,797.80, attorney's fee \$0.00 plus court costs.

PLAINTIFF; PLAINTIFF'S AGENT:

SKWERES PROPERTIES LLC;
4659 SPRUCE ST BELLAIRE TX 77401
Phone: Work: 281-651-8615 -

PLAINTIFF'S ATTORNEY:

No Attorney on Record

Phone:

You must appear before in this court, located at, 3443 ST. FRANCIS AVENUE DALLAS TEXAS 75228, on the date and time stated below.

YOU HAVE BEEN SUED FOR EVICTION FROM THE PREMISES KNOWN AS, 5609 LA FOY BLVD DALLAS TX 75209 IN SAID JUSTICE COURT, PRECINCT 5, PLACE 1. THE ABOVE-NAMED PLAINTIFF(S) SEEKS POSSESSION OF THE PREMISES AND THE OTHER RELIEF STATED ABOVE. YOU MUST APPEAR IN PERSON FOR TRIAL IN COURT AT THE LOCATION STATED ABOVE ON **AUGUST 26, 2025 AT 10:00 AM.** YOU MAY BUT ARE NOT REQUIRED TO FILE A WRITTEN ANSWER WITH THE COURT ON OR BEFORE THE DAY SET FOR TRIAL. UPON TIMELY REQUEST AND PAYMENT OF A JURY FEE NOT LATER THAN THREE (3) DAYS BEFORE THE DAY SET FOR TRIAL, THE CASE WILL BE HEARD BY A JURY. DO NOT IGNORE THESE PAPERS. FAILURE TO APPEAR FOR TRIAL MAY RESULT IN A DEFAULT JUDGMENT BEING ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION. FOR FURTHER INFORMATION, CONSULT PART V. OF THE TEXAS RULES OF CIVIL PROCEDURE, WHICH IS AVAILABLE ONLINE AND ALSO AT THE COURT LISTED ON THIS CITATION.

THIS SUIT TO EVICT INVOLVES IMMEDIATE DEADLINES. A TENANT WHO IS SERVING ON ACTIVE MILITARY DUTY MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THIS SUIT UNDER FEDERAL LAW, INCLUDING THE SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. APP. SECTION 501 ET SEQ) OR STATE LAW, INCLUDING SECTION 92.017, TEXAS PROPERTY CODE. CALL THE STATE BAR OF TEXAS TOLL-FREE AT 1-877-9TEXBAR IF YOU NEED HELP LOCATING AN ATTORNEY. IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY, YOU MAY BE ELIGIBLE FOR FREE OR LOW-COST LEGAL ASSISTANCE.

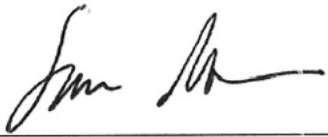
DEMANDA PARA DESALOJAR

ESTA DEMANDA PARA DESALOJAR INVOLUCRA PLAZOS INMEDIATOS. UN INQUILINO QUE ESTA EN SERVICIO MILITAR ACTIVO PUEDE TENER DERECHOS ESPECIALES O SOCORRO EN RELACION CON ESTE DEMANDA POR LA LEY FEDERAL,

INCLUIDOS LOS MIEMBROS DEL SERVICIO CIVIL RELIEF ACTUAR (50 U.S.C. APP. SECCION 501 Y SS.) O LA LEY DEL ESTADO, INCLUIDA LA SECCION 92.017, TEXAS CODIGO DE LA PROPIEDAD. LLAME AL COLEGIO DE ABOGADOS DE TEXAS (STATE BAR OF TEXAS), LLAMADA GRATUITA AL 1-877-9TEXBAR SI USTED NECESITA AYUDA PARA LOCALIZAR A UN ABOGADO. SI NO ESTÁ A SU ALCANCE CONTRATAR A UN ABOGADO, USTED PUDIERA SER ELIGIBLE PARA ASESORIA LEGAL GRATUITA O DE BAJO COSTO.

FILED
8/25/2025 2:26 AM
Dallas County
Justice of the Peace Pct 5-1
By: Victoria Lopez

ISSUED AND SIGNED on the 31st day of July, 2025



JUDGE SARA MARTINEZ
JUSTICE OF THE PEACE
PRECINCT 5, PLACE 1
DALLAS COUNTY, TEXAS
3443 ST. FRANCIS AVENUE
DALLAS TEXAS 75228
COURT PHONE: 214-943-6980
JP51Court@dallascounty.org

Citation Eviction Issued To Constable 5
Defendant's Service Address: JASON MCKEMIE 5609 LA FOY BLVD DALLAS TX 75209

In the Justice Court, Precinct 5-1, Dallas County, Texas

Court Date: 08-26-25

Dallas County

CASE NO. JPC 25-08198 -51

PETITION: EVICTION CASE

I hereby acknowledge that if the defendant fails to appear, the case may be Dismissed for Want of Prosecution. Victoria Lopez

PLAINTIFF Skweres Properties LLC
(Landlord/Property Name)

VS. DEFENDANT(S): Jason McKemie

Rental Subsidy (if any) \$ _____
Tenant's Portion \$ _____
TOTAL MONTHLY RENT \$ 4,900.00

COMPLAINT: Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

5609 LaFoy Blvd Dallas TX 75209
Street Address Unit No. (If any) City State Zip

1. SERVICE OF CITATION: Service is requested on defendants by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. Other addresses where the defendant(s) may be served are:

5609 LaFoy Blvd Dallas TX 75209

2. UNPAID RENT AS GROUNDS FOR EVICTION: Defendant(s) failed to pay rent for the following time period(s): 56 days
TOTAL DELINQUENT RENT AS OF DATE OF FILING IS: \$ 13,797.80
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.

3. OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS: Lease Violations (if other than non-paid rent - list lease violations)

4. HOLDOVER AS GROUNDS FOR EVICTION: Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of extension period, which was the _____ day of _____, 20____.

5. 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 July day of 28, 2025 and delivered by this method: _____

6. I have reviewed the information about the Texas Eviction Diversion Program available at www.txcourts.gov/eviction-diversion/:
 YES NO

7. ATTORNEY'S FEES: Plaintiff will be, or will NOT be seeking applicable attorney's fees. Attorney's name, address, and phone & fax numbers are: _____

8. BOND FOR POSSESSION: If Plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s).

REQUEST FOR JUDGMENT: Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' 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 rental contract, or if not so stated, at the statutory rate for judgments under Civil Statutes Article 5069-1.05.

I consent for the answer and any other motions or pleadings to be sent to my email address: _____

Skweres Properties LLC
Petitioner's Printed Name

David Salic
Signature of Plaintiff (Landlord/Property Owner) or Agent

DEFENDANT(S) INFORMATION (if known):
DATE OF BIRTH: 4-8-1976
*LAST 4 NUMBERS OF DRIVER LICENSE: 12807784
*LAST 4 NUMBERS OF SOCIAL SECURITY: 449-67-7823
DEFENDANT'S PHONE NUMBER: _____

4659 Spruce St
Address of Plaintiff (Landlord/Property Owner) or Agent
Bellaire TX 77401
City State Zip
281-451-8615
Phone & Fax No. of Plaintiff (Landlord/Property Owner) or agent

Sworn to and subscribed before me this _____ day of JUL 29 2025, 20____.