

## **WRIT OF POSSESSION**

1. The Justice of Peace will issue the Writ of Possession.
2. The Constable or his deputy upon receiving the writ shall contact the plaintiff to arrange the date & time of the eviction. The Justice of Peace Does Not schedule the eviction.
3. The Constable or his deputy by law Must post a notice 24 hours prior to the eviction.  
Example: If the notice is posted at 1pm Monday, the eviction CANNOT take place before 1 pm Tuesday.
4. It is the landlord or his agent's responsibility to provide the labor to remove the defendants' property. They are also responsible to ensure enough workers are there to do the job. Failure to do so will result in the eviction being rescheduled.
5. The Constable does not enforce landlord liens. You will not be able to take property to cover the back rent owed when the Constable arrives. It is a violation of State law to enforce a landlord's lien during an eviction. The technical term is THEFT.
6. The Constable will not tolerate abuse by either party. If either party commits a breach of the peace, the offending party will be arrested.
7. Evictions will take place during normal working hours (8am to 5pm). If you cannot follow these times, my deputies are available to work off- duty at twenty dollars an hour (3 hour minimum) paid in cash by the plaintiff.
8. If you have ANY questions PLEASE contact my office at (940) 766-8150 and ask to speak to the Constable or a deputy.