

IN THE JUSTICE COURT OF \_\_\_\_\_ COUNTY, STATE OF MISSISSIPPI

LANDLORD: \_\_\_\_\_ versus

TENANT(S): \_\_\_\_\_.

Case # \_\_\_\_\_. Docket # \_\_\_\_\_. Page # \_\_\_\_\_.

**RESIDENTIAL EVICTION SUMMONS**

TO: [Insert name and address of person to be served]

THE COMPLAINT WHICH IS ATTACHED TO THIS SUMMONS IS IMPORTANT AND YOU MUST TAKE IMMEDIATE ACTION TO PROTECT YOUR RIGHTS.

YOU ARE COMMANDED TO IMMEDIATELY VACATE THE PREMISES IDENTIFIED IN THE COMPLAINT OR SHOW CAUSE BEFORE THE JUDGE ON THE DATE AND TIME BELOW WHY POSSESSION OF THE PREMISES SHOULD NOT BE DELIVERED TO THE LANDLORD.

You are summoned to appear and defend against the attached complaint at \_\_\_\_\_ a.m./p.m. on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the courtroom of Honorable \_\_\_\_\_ at the [insert courthouse and address] in \_\_\_\_\_, Mississippi, and in case of your failure to appear and defend, a default judgment may be entered against you for the money and other things demanded in the complaint.

**EVICTION NOTICE**

In addition to any other claims, you are being sued for eviction. At the eviction hearing, the judge will determine if the landlord is entitled to possession of your rental unit. If the landlord is granted possession of the rental unit, then you will have at least seven (7) days from the date of the judgment to move out, unless a shorter or longer period of time for vacating the premises is ordered because of an emergency or other compelling circumstances. If the landlord seeks possession based on nonpayment of rent, you do not have to move out if you pay all the sums owed to the landlord either before the eviction hearing or, afterwards, by the court-ordered move-out date. If you move out by the date ordered by the court, leaving personal property behind, then the landlord may dispose of such abandoned property without further notice. If you do not move out by the date and time ordered by the court, the landlord can have you removed by law enforcement, after which you will have seventy-two (72) hours to remove your belongings. After seventy-two (72) hours, the landlord may remove any personal property remaining on the premises to the curb, an area designated for garbage or some other location agreed to by you and the landlord. You may still retrieve your personal property, but the landlord will have no obligation to preserve the personal property upon removal.

WITNESS MY HAND AND SEAL this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
JUSTICE COURT CLERK / D.C.

(Seal)

**OFFICER'S RETURN:**  
**STATE OF MISSISSIPPI, \_\_\_\_\_ COUNTY**

I have served, or attempted to serve after diligent search and inquiry pursuant to section 25-7-27 of the Mississippi Code, the above summons and attached complaint in compliance with the terms and conditions commanded by the court, to wit:

- DATE THE SUMMONS AND COMPLAINT WERE SERVED ON THE TENANT:  
\_\_\_\_\_. Time of service (optional): \_\_\_\_\_ o'clock \_\_\_\_ m.

**MANNER OF SERVICE:**

- PERSONAL SERVICE pursuant to Rule 14(d)(1) of the Rules of Justice Court.
- SERVICE UPON A FAMILY MEMBER pursuant to Rule 14(d)(2) of the Rules of Justice Court.

Date of mailing a true copy of the summons and complaint, by first class mail, postage prepaid, to the tenant: \_\_\_\_\_.

- SERVICE BY POSTING pursuant to Rule 14(d)(3) of the Rules of Justice Court.

Date of mailing a true copy of the summons and complaint, by first class mail, postage prepaid, to the tenant: \_\_\_\_\_.

- ATTEMPTED SERVICE ON THE TENANT AFTER DILIGENT SEARCH AND INQUIRY PURSUANT TO SECTION 25-7-27 OF THE MISSISSIPPI CODE, to wit:  
(Specify) \_\_\_\_\_.

\_\_\_\_\_  
OFFICER                      AGENCY                      BADGE NUMBER                      DATE

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JUSTICE COURT CLERK / D.C.