

NOTICE OF TERMINATION OF LEASE AGREEMENT

TO: Maria Morales AND ALL OCCUPANTS
(Resident Name(s))

6301 Old Brownsville Road # E42
(Address and Homesite No.)

Corpus Christi, Texas 78417
(City, State, Zip)

FROM: ARC Communities d/b/a Seascope
(Landlord – Manufactured Home Community Name)

RE: 6301 Old Brownsville Road Lot E42
(Address and Homesite No.)

Corpus Christi, TX 78417
(City, State, Zip)

Your Lease Agreement for the property described above is terminated at midnight on 19th day of February 2012 which is at least sixty (30) days from the date of the delivery of this Notice. Your Lease Agreement is terminated for the following reason(s):

Owner Wants Possession Of Property.

Dated this 19th day of January 2012

Ann Wuerth
(Landlord)

By: ARC Communities dba Seascope
Given By:

In Person to :

Witness: _____

Affixing notice to inside of main entry door x

cc: Corporate
cc: mailed copy to Maria Morales

Date: 2/27/2012

Time: 02:41 PM

Nueces County

Receipt

NO. 0018506

Page 1 of 1

Received of: Morales, Maria (defendant)

\$ 5.00

Five and 00/100 Dollars

Case: 2012-EV-00028--JP1-3	Defendant: Seascope vs. Maria Morales	Amount
Jury Fee		5.00
Total:		5.00

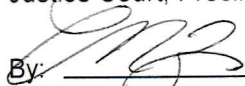
Next hearing: 02/29/2012 09:00 AM, Eviction Hearing

Payment Method: Cash

Amount Tendered: 5.00

Clerk: LR3922

Justice Court, Precinct 1, Place 3

By: 
Deputy Clerk

COPY

EVICTIION SUIT
CITATION
CAUSE NO. 2012-EV-00028--JP1-3

Delivered this 21 day of Feb 2012
Delivered Hour 9 Min 07 P. M.

RUDY CACERES Constable Pct. #1
NUECES COUNTY, TEXAS

TO:

Maria Morales and all occupants
6301 Old Brownsville Rd E42
Corpus Christi, TX 78417

By [Signature] Deputy

You are hereby commanded to appear before me, Robert "Bobby" Balderas, a Justice of the Peace in and for Justice of the Peace, Precinct 1, Place 3 Nueces County, Texas, at 11408 Leopard Street in Corpus Christi, Texas, on February 29, 2012, at 09:00 AM in this cause numbered 2012-EV-00028--JP1-3 on the docket of said Court, then and there to answer the complaint of

Seascape , Plaintiff
complaining of
Maria Morales, and all occupants

in an action of Eviction concerning the following described property and premises,
to-wit:

6301 Old Brownsville Rd E42 Corpus Christi, TX 78417

YOU HAVE BEEN SUED. YOU MAY EMPLOY AN ATTORNEY. A DEFAULT JUDGMENT MAY BE TAKEN AGAINST YOU. UPON TIMELY REQUEST AND PAYMENT OF \$5.00 NO LATER THAN FIVE DAYS AFTER THE DEFENDANT IS SERVED WITH CITATION, THE CASE SHALL BE HEARD BY A JURY.

SUIT TO EVICT

THIS SUIT TO EVICT INVOLVES IMMEDIATE DEADLINES. CALL THE STATE BAR OR 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 DE DESALOJO

ESTA DEMANDA DE DESALJO IMPLICA UNA FECHA LIMITE INMEDIATA. PARA ASISENCIA ENLOCALIZAR A ABOGADO COMUNIQUEE A LA ASOCIACION DE ABOGADOS DE TEXAS AL NUMERO GRATUITO 1-877-9TEXBAR EN CASO DE NO PODER PAGAR UN ABOGADO. TAL VEZ CALIFIQUE PARA ASISTENCIA LEGAL GRATUITA O BAJO-COSTO.

Witness my official signature on Tuesday, February 21, 2012 at Corpus Christi, Texas.

[Signature] Clerk of Court
Robert "Bobby" Balderas Justice of the Peace
Pct. 1 Place 3
Nueces County, Texas



OFFICER'S RETURN

Came to hand the _____ day of _____, A.D., 201_, at _____ o'clock ____ M.,
And executed within said County of Nueces on the _____ day of _____,
A.D., 201_, at _____ o'clock ____ M., By delivering to the within named _____
At _____, in person, a true copy of this Citation.
(or by delivering a copy of this citation) on _____, at _____
_____ a person over the age of (16) years at the usual

Cause Number 2012-EV-00028-JP1-3

Seascope

vs. Maria Morales

and all occupants

In the Justice Court
Precinct 1, Place 3
Nueces County, Texas

Eviction's Petition

To the Honorable Judge of the Court:

Seascope (361) 857-6111 6301 Old Brownsdale Rd cc TX 78417
Plaintiff Phone No. Address Zip

Name of [] Agent [] Attorney Phone No. Address Zip
Maria Morales 6301 Old Brownsdale Rd E42 cc TX 78417
Defendant Phone No. Address Zip

1. This is a lawsuit to evict defendant, a tenant who leases the property located at 6301 Old Brownsdale Rd
Corpus Christi, Texas 78417 E42.
2. This property is located within Justice Court, Precinct 1 of Nueces County, Texas.
3. The owner/landlord is Seascope.
4. Defendant resides in Nueces County, Texas and may be served with process at the address of the leased premises, described herein, or at such other place as defendant may be found. The following addresses are all of the addresses (work or home) of defendant known to plaintiff:

6301 Old Brownsdale Rd E42

5. The defendant rented this property on or about 12/1/2007.
6. Plaintiff entered into an [] oral ☒ written agreement with the defendant for occupancy of the leased premises.
7. The rent is \$ 320⁰⁰ per month and is due on the 1st day of each month.
8. Defendant has violated the terms of the agreement by: (check where applicable)

[] Failing to pay rent for the period beginning _____, 20____ through the present.

☒ Breaching the terms and conditions of the agreement by

re-possession of property

9. Written notice to vacate and demand for possession was given on January 19, 2012 in the following manner:

[] Certified mail
[] Regular mail

☒ Delivery in person
[] Other (explain) _____

Wherefore, plaintiff is requesting the Court to evict the defendant and order the defendant to:

- ☒ Pay rent owed in the amount of \$ 503⁸⁸ plus all rents accruing through the date of judgment.
- ☒ Pay court costs.
- [] Pay reasonable attorney fees of \$ _____.

Respectfully submitted,

AFFIDAVIT OF ATTEMPTED SERVICE

TEXAS RULES OF CIVIL PROCEDURE NO. 742a

The State of Texas

County of Nueces

BEFORE ME, the undersigned authority, this day personally appeared Robert Huastaco, being duly sworn says that he is a duly appointed Deputy Constable of Precinct One of Nueces County.

Personal service has been attempted on the Defendant, Mariano Morales, in Cause No. 2012 CV 00028-1813, at the address located at 6301 Old Brownsville W 542 in the City of Corpus Christi, County of Nueces, State of Texas. I have made the following attempts to serve said citation to the Defendants at the above address:

Date	Time
<u>21 Feb 12</u>	<u>5:20p</u>
<u>21 Feb 12</u>	<u>9:00p</u>
_____	_____
_____	_____

I believe that this party will be given reasonable notice of this citation by placing a true copy of Plaintiff's complaint attached thereto, through the door mail chute of Defendant's premises any by mailing a true copy of such citation with a copy of the sworn complaint in question and sent by first class mail on _____, 2012.

Robert Huastaco

Deputy Constable, Pct. 1
Nueces County, Texas

Sworn to and subscribed before me this 21 day of Feb, 2012.

Judy Horneppa
Court Clerk/Notary Public



(or by delivering a copy of this citation) on _____ at _____ o'clock _____ m., to _____ a person over the age of (16) years at the usual place of abode of _____ Defendant in Nueces County, Texas.

COPY

IN THE JUSTICE COURT, PCT. 1-3
NUECES COUNTY, TEXAS
CAUSE NO. 2012-EV-00028--JP1-3

Seascope, Plaintiff
VS
Maria Morales, Defendant
And all occupants

Delivered this 14 day of Mar 20 12
Delivered Hour 900 Min 4 M

RUDY CACERES Constable Pct. #1
NUECES COUNTY, TEXAS

WRIT OF POSSESSION

[Signature] Deputy

TO ANY SHERIFF OR ANY CONSTABLE OF THE STATE OF TEXAS:

On March 5, 2012, in the above styled and numbered case, judgment was granted against Defendant entitling Plaintiff to possession of the said premises located at: 6301 Old Brownsville Rd E42, Corpus Christi, Texas 78417; **you are therefore commanded to:**

deliver possession of the premises to Plaintiff and to instruct Defendant, and all persons claiming under Defendant, to leave the premises immediately, if the persons fail to comply, you are COMMANDED to physically remove them;

post a written warning of at least 8½" X 11" on the exterior of the front door of the premises notifying the tenant that the writ has been issued and that the writ will be executed on or after a specific date and time stated in the warning not sooner than 24 hours after the warning is posted; **AND** when the writ is executed;

instruct Defendant to remove or to allow removal of all of the personal property from the premises other than the personal property claimed to be owned by Plaintiff; if Defendant fails to comply, you are COMMANDED to instruct the Plaintiff, the Plaintiff's representatives, or any other person acting under your supervision, to remove such property from the premises.

You are further COMMANDED to place or to have an authorized individual place the removed personal property outside the premises at a nearby location. The property shall not be placed blocking a public sidewalk, passageway, or street, nor shall the personal property be placed outside while it is raining, sleeting, or snowing.

YOU ARE HEREBY AUTHORIZED AT YOUR DISCRETION TO:

Engage the services of a bonded warehouseman to remove and store, subject to applicable law, part or all of the property at no cost to the landlord or the officer executing this writ.

YOU ARE HEREBY NOTIFIED THAT: Pursuant to Sec. 7.003 TCPRC, you are not liable for damages resulting from the execution of this writ if you execute this writ in good faith and with reasonable diligence; and you may, if necessary, use reasonable force in executing this writ.

MAKE DUE RETURN of this writ and certify how you have executed the same.

GIVEN UNDER MY HAND OFFICIALLY on Tuesday, March 13, 2012.



[Signature]
Robert "Bobby" Balderas, Justice of the Peace
Pct. 1 Pl.3, Nueces County, Texas

OFFICER'S RETURN

Came to hand on _____ at _____ o'clock ____ M. and executed on _____
_____ at _____ o'clock ____ M. by: _____

Fees: _____

Rudy Caceres, Pct. 1 Constable
Nueces County, Texas Deputy

Set for 3.16.12 @ 100pm
(Friday)

NO. 2012 SU 00228 JP13

PLAINTIFF: Seriscope

IN THE JUSTICE COURT

PRECINCT 1-3

VS

DEFENDANT: Marina Morales

NUECES COUNTY, TEXAS

ORDER AUTHORIZING

ALTERNATIVE SERVICE UNDER RULE 742a

This Court finds that Robert Hinton, who is the officer receiving the above citation for service of process, has executed and filed a sworn statement pursuant to the requirements of Rule 742a regarding alternative service. This Court further finds that the officer was unsuccessful in serving citation under Rule 742a and that all requirements for authorizing alternative service under Rule 742a have been met. Accordingly, such officer is hereby authorized to serve such citation on the following defendants:

Marina Morales
according to the following procedures:

- (a) The officer shall place the citation inside the premises in question by placing it through a door mail chute or by slipping it under the front door; and if neither method is possible or practical, the officer shall securely affix the citation to the front door or main entry to the premises;
- (b) On the same day as service under (a) above or the next day, the officer shall deposit in the mail a true copy of such citation with a copy of the sworn complaint attached thereto, addressed to defendant at the premises in question and sent by first class mail;
- (c) The officer shall note on the return of such citation the date of delivery under (a) above and the date of mailing under (b) above; and
- (d) Such delivery and mailing to the premises shall occur at least six days before the return day of the citation. On or before the day assigned for trial, the officer shall return such citation with his action written thereon, to this Court.

Signed and entered this 21 day of Feb, 2012.

Graham Kelly Ballman

Justice of the Peace, Pct. 1, PL. 3



AFFIDAVIT OF ATTEMPTED SERVICE
TEXAS RULES OF CIVIL PROCEDURE NO. 742a

The State of Texas

County of Nueces

BEFORE ME, the undersigned authority, this day personally
appeared ROBERT HUNT, being duly sworn says that he is a duly appointed Deputy
Constable of Precinct One of Nueces County.

Personal service has been attempted on the Defendant, Maria Lopez, in Cause
No. 2012 CV 00287913, at the address located at
6301 (N) Broadway W 542 in the City of Corpus Christi, County of
Nueces, State of Texas. I have made the following attempts to serve said citation to the Defendants at
the above address:

Date
<u>21 Feb 12</u>
<u>21 Feb 12</u>

Time
<u>552p</u>
<u>902p</u>

I believe that this party will be given reasonable notice of this citation by placing a true copy of Plaintiff's
complaint attached thereto, through the door mail chute of Defendant's premises any by mailing a true
copy of such citation with a copy of the sworn complaint in question and sent by first class mail on
_____, 2012.


Robert Hunt
Deputy Constable, Pct. 1
Nueces County, Texas

Sworn to and subscribed before me this 21 day of Feb, 2012.

Judy Skruppa
Court Clerk/Notary Public



Nueces County, TX


 Logged in as: [KevinW49](#)

Not Subscribed
[Subscription Benefits >>](#)

Search Menu Search Criteria Search Results

Nueces, TX - Land / Vitals Records

Found **50** Matching Results
Displaying 1 thru 25

Results From Land Records

Criteria Searched: Your search may include Unverified Data as noted by

Name Begins With: **SEASCAPE** Party Type: **All Party Types**

Book Type: **ALL** Instrument Type(s): **ALL**

Advanced Sort >> Currently Sorted By: **Searched Name (Asc)** Then by **Filing Date (Asc)**

[Print Results](#) Page 1 of 2  Jump to page:View in groups of [10](#) | [25](#) | [50](#) | [100](#) | [200](#)

Index	View	Add to Cart	Searched Name	GTR GTE	Filing Date	Doc #	Book Type	Book Page	Instrument Type	Opposite Name	Lot List	Block	Addition	Lan Des
			SEASCAPE	GTR	10/30/1985	21118	ASSUMED NAME		ASSUMED NAME	SIMMONS TOM				O-2
			SEASCAPE CABLE T V CO	GTR	6/10/1992	808929	OFFICIAL PUBLIC RECORDS	808 929	ABSTRACT OF JUDGMENT	VERA FELIX IND & DBA				CAL 514.
			SEASCAPE GP LLC GEN PTNR	GTE	1/12/2006	2006001936	OFFICIAL PUBLIC RECORDS		AGREEMENT	CORPUS PRIME INC GEN PTNR	1	1	SUNRISE MALL ET AL	EX-
			SEASCAPE GP LLC GEN PTNR	GTR	5/30/2006	2006026975	OFFICIAL PUBLIC RECORDS		RELEASE	SW DALLAS LP	1	1	SUNRISE MALL SUB ET AL	EX-
			SEASCAPE GP LLC GEN PTNR	GTR	7/14/2006	2006036193	OFFICIAL PUBLIC RECORDS		TRANSFER	SMITH CHARLES E JR	1	1	SUNRISE MALL SUB ET AL	EX-COF SUN MAI COF PRI GEI
			SEASCAPE MOBILE HOME PARK	GTR	1/15/1988	28021	ASSUMED NAME		ASSUMED NAME	USA HOLDINGS INC				O-1
			SEASCAPE MOBILE HOME PARK	GTR	1/21/1994	44663	ASSUMED NAME		ASSUMED NAME	SMHP INC				O-2
			SEASCAPE MOBILE HOME PK	GTE	8/18/1986	507099	OFFICIAL PUBLIC RECORDS	2024 868	CONTRACT	CENTRAL PL CO				PT I WO FM
			SEASCAPE MOBILE HOME PK	GTR	1/4/1999	1999000005	OFFICIAL PUBLIC RECORDS		ABSTRACT OF JUDGMENT	STANUSH MARK				CAL CV-
			SEASCAPE MOBILE HOME PK	GTR	2/17/1999	1999006840	OFFICIAL PUBLIC RECORDS		CORRECTION	STANUSH MARK				CAL CV-
			SEASCAPE MOBLE HOME PK	GTR	9/3/1998	1998039584	OFFICIAL PUBLIC RECORDS		ABSTRACT OF JUDGMENT	PEREZ MARIA				CAL FD-
			SEASCAPE RESORT	GTE	2/10/1998	1998005427	OFFICIAL PUBLIC RECORDS		RELEASE	ROCKWALL DEV CO				CLE 199
			SEASCAPE RESORTS	GTE	8/18/1997	1997030255	OFFICIAL PUBLIC RECORDS		DEED	LACONCHA PROPS LTD				PT , WA SUF A4