



CAUSE NO: 11 2009 S 0003986

Doc# 00042217

**MARK RENDON**  
Plaintiff(s)

IN Small Claims Court

VS.

PRECINCT 1, PLACE 1

**DANA MCCLELAND**  
Defendant(s)

BELL COUNTY, TEXAS

**ABSTRACT OF JUDGMENT**

I, Theodore R. Duffield Justice of the Peace, Precinct 1, Place 1, of Bell County, Texas, hereby certify that **MARK RENDON**, Plaintiff, whose address is **413 DOWNING BELTON TX 76513** recovered a judgment in the Small Claims Court, Precinct 1, Place 1, of Bell County, Texas against **DANA MCCLELAND**, of **463 WESTFIELD BLVD #1221 BELTON TX 76513**. The judgment was rendered for the Plaintiff on **July 08th, 2009** in Cause Number 11 2009 S 0003986 entitled

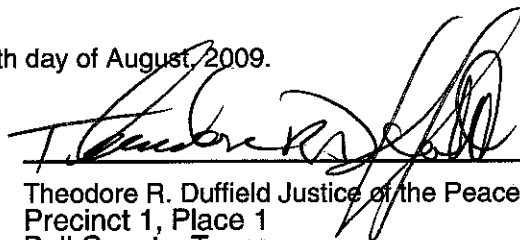
*✓ 11.00 Cash*

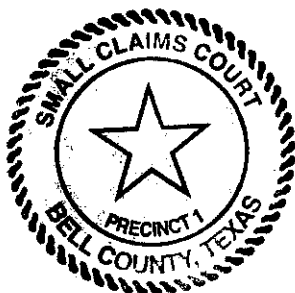
**MARK RENDON VS. DANA MCCLELAND**

granting the following relief, to wit:

1. The Plaintiff recover from Defendant, the sum of **\$3,542.90** plus post-judgment interest at the rate of **5.000%** per annum from the date of judgment, attorney fees in the amount of **\$.00** with post-judgment interest at the rate of **.000%** per annum from the date of judgment, and **\$92.00** for costs of court.
2. **DANA MCCLELAND** was duly served citation at **463 WESTFIELD, TEMPLE**, on **April 24th, 2009**. The judgment is recorded in the electronic records of the Court, Cause No. 11 2009 S 0003986. The judgment is entitled to the following credits: **\$.00** as of the **27th** day of **August, 2009**.
3. There is now still due on said judgment the sum of **\$3,542.90** plus post-judgment interest at the rate of **5.000%** per annum from the date of judgment, attorney fees in the amount of **\$.00** with post-judgment interest at the rate of **.000%** per annum from date of judgment, and **\$92.00** for costs of court.
4. Defendant's Birth Date: Driver's License:

GIVEN UNDER MY HAND at Belton Texas, this the 27th day of August, 2009.

  
\_\_\_\_\_  
Theodore R. Duffield Justice of the Peace  
Precinct 1, Place 1  
Bell County, Texas





**Stellar PROPERTIES**

P.O. Box 292  
 Belton, TX 76513  
 (254) 933-8807

Date
12/30/2008

To:
Dana McClelland 463 Westfield Blvd, Apt 1221 Temple, TX 76502

		Amount Due	Amount Enc.
		\$2,267.90	
Date	Transaction	Amount	Balance
12/31/2004	Balance forward		0.00
01/25/2005	Due 02/08/2005. 5 Goldenpoppy Rent	950.00	950.00
01/25/2005	Due 02/08/2005. Earnest Deposit Charges	637.50	1,587.50
01/27/2005	PMT	-637.50	950.00
02/01/2005	PMT	-950.00	0.00
02/15/2005	Due 02/21/2005. Earnest Deposit Charges	637.50	637.50
02/18/2005	PMT	-637.50	0.00
03/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
03/04/2005	PMT	-950.00	0.00
04/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
04/06/2005	PMT #660.	-950.00	0.00
05/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
05/04/2005	PMT	-950.00	0.00
06/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
06/03/2005	PMT	-950.00	0.00
07/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
07/11/2005	PMT	-950.00	0.00
08/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
08/01/2005	PMT	-950.00	0.00
09/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
09/03/2005	PMT	-950.00	0.00
10/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	950.00
10/11/2005	PMT #57639.	-950.00	0.00
10/11/2005	Due 12/30/2008. late fees	50.00	50.00
10/11/2005	PMT	-1,035.00	-985.00

**MAKE PAYMENTS BY MAIL TO:**  
**Stellar PROPERTIES**  
**BOX 292**  
**BELTON, TX. 76513**

**OR IN PERSON TO:**  
**Stellar PROPERTIES**  
**413 DOWNING ST.**  
**BELTON, TX. 76513**

Amount Due
<b>\$2,267.90</b>



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To:
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		Amount Due	Amount Enc.
		\$2,267.90	
Date	Transaction	Amount	Balance
11/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	-35.00
11/01/2005	PMT	-950.00	-985.00
12/01/2005	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	-35.00
12/02/2005	PMT	-950.00	-985.00
01/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	950.00	-35.00
01/02/2006	PMT	-950.00	-985.00
02/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	0.00
02/01/2006	PMT	-985.00	-985.00
03/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	0.00
03/07/2006	PMT	-985.00	-985.00
04/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	0.00
04/15/2006	PMT	-985.00	-985.00
04/28/2006	PMT	-985.00	-1,970.00
05/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	-985.00
06/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	0.00
06/13/2006	PMT	-985.00	-985.00
07/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	0.00
08/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	985.00
08/11/2006	PMT	-500.00	485.00
08/11/2006	PMT	-485.00	0.00
09/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	985.00
09/08/2006	Due 12/30/2008. Late Fees	50.00	1,035.00
09/13/2006	PMT	-1,035.00	0.00
10/01/2006	Due 12/30/2008. 5 Goldenpoppy Rent	985.00	985.00
10/02/2006	PMT	-985.00	0.00

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		Amount Due	Amount Enc.
		\$2,267.90	
Date	Transaction	Amount	Balance
11/01/2006	Due 03/22/2007. 5 Goldenpoppy Rent	492.50	492.50
11/07/2006	Due 03/22/2007. Pet Deposit; 203 E. 21st	300.00	792.50
11/07/2006	Due 11/07/2006. late charge	50.00	842.50
11/07/2006	PMT	-1,035.00	-192.50
11/07/2006	PMT	-500.00	-692.50
11/15/2006	Due 11/15/2006. 11/18-11/30 rental; 203 E. 21st	625.00	-67.50
12/01/2006	Due 12/01/2006. Monthly rental; 203 E. 21st	1,250.00	1,182.50
12/04/2006	PMT	-1,250.00	-67.50
12/07/2006	Due 12/07/2006. 5 GP; Carpet Repair; bedroom 2	325.00	257.50
12/07/2006	Due 12/07/2006. 5GP; Carpet Cleaning	175.00	432.50
12/07/2006	Due 12/07/2006. 5 GP: Pro-Cleaning	125.00	557.50
01/02/2007	Due 01/02/2007. Monthly rental; 203 E. 21st	1,250.00	1,807.50
01/02/2007	PMT	-1,250.00	557.50
02/01/2007	Due 02/01/2007. Monthly rental; 203 E. 21st	1,250.00	1,807.50
02/15/2007	Due 02/15/2007. late fee	50.00	1,857.50
02/15/2007	PMT	-1,300.00	557.50
03/01/2007	Due 03/01/2007. Monthly rental; 203 E. 21st	1,250.00	1,807.50
03/09/2007	Due 03/09/2007. Late Fee: 203 E. 21st	50.00	1,857.50
03/19/2007	PMT	-900.00	957.50
04/01/2007	Due 04/01/2007. Monthly rental; 203 E. 21st	1,250.00	2,207.50
04/04/2007	PMT	-450.00	1,757.50
04/09/2007	Due 04/09/2007. Late Charges; 203 E. 21st	50.00	1,807.50
04/10/2007	PMT	-1,300.00	507.50
05/01/2007	Due 05/01/2007. Monthly rental; 203 E. 21st	1,250.00	1,757.50
05/10/2007	PMT	-1,250.00	507.50

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		Amount Due	Amount Enc.
		\$2,267.90	
Date	Transaction	Amount	Balance
05/12/2007	Due 05/12/2007. Service fee: AC	100.00	607.50
06/01/2007	Due 06/01/2007. Monthly rental; 203 E. 21st	1,250.00	1,857.50
06/08/2007	Due 06/08/2007. Late Charge	50.00	1,907.50
07/01/2007	Due 07/01/2007. Monthly rental; 203 E. 21st	1,250.00	3,157.50
07/01/2007	PMT	-1,300.00	1,857.50
07/09/2007	Due 07/09/2007. late charges	50.00	1,907.50
08/01/2007	Due 08/01/2007. Monthly rental; 203 E. 21st	1,250.00	3,157.50
08/02/2007	PMT	-1,300.00	1,857.50
08/12/2007	PMT	-600.00	1,257.50
08/30/2007	PMT #1505341.	-1,857.50	-600.00
09/01/2007	Due 09/01/2007. Monthly rental; 203 E. 21st	1,250.00	650.00
09/21/2007	PMT #money order.	-1,900.00	-1,250.00
10/01/2007	Due 10/01/2007. Monthly rental; 203 E. 21st	1,250.00	0.00
11/01/2007	Due 11/01/2007. Monthly rental; 203 E. 21st	950.00	950.00
11/02/2007	PMT	-950.00	0.00
12/01/2007	Due 12/01/2007. Monthly rental; 203 E. 21st	950.00	950.00
12/03/2007	PMT #5855.	-950.00	0.00
01/01/2008	Due 01/01/2008. Monthly rental; 203 E. 21st	950.00	950.00
01/05/2008	Due 01/05/2008. Initial Late fee	50.00	1,000.00
01/14/2008	PMT	-950.00	50.00
02/01/2008	Due 02/01/2008. Monthly rental; 203 E. 21st	950.00	1,000.00
02/01/2008	PMT	-950.00	50.00
03/01/2008	Due 03/01/2008. Monthly rental; 203 E. 21st	950.00	1,000.00
03/13/2008	PMT	-950.00	50.00
04/01/2008	Due 09/30/2008. Monthly rental; 203 E. 21st	950.00	1,000.00

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		\$2,267.90	
Date	Transaction	Amount	Balance
04/04/2008	PMT	-950.00	50.00
05/01/2008	Due 05/01/2008. Monthly rental; 203 E. 21st	950.00	1,000.00
05/05/2008	PMT #57834.	-950.00	50.00
06/27/2008	Due 06/27/2008. Cleaning and Repair services; Milstead Services	1,367.48	1,417.48
06/27/2008	Due 06/27/2008. material:paint	32.79	1,450.27
06/27/2008	Due 06/27/2008. material: screen doors	23.11	1,473.38
06/27/2008	Due 06/27/2008. material: paint	24.96	1,498.34
06/27/2008	Due 06/27/2008. replacement glass	20.84	1,519.18
06/27/2008	Due 06/27/2008. Lowe cleaning service	390.00	1,909.18
06/27/2008	Due 06/27/2008. Silva Lawn care; unpaid balance	105.00	2,014.18
09/30/2008	Due 09/30/2008. broken window repair	104.29	2,118.47
09/30/2008	Due 09/20/2008. Carpet replacement: dog urine not cleanable	1,424.43	3,542.90
09/30/2008	Due 09/30/2008. security Deposit credit	-1,275.00	2,267.90

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Amount Due
<b>\$2,267.90</b>



TEXAS ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE APPLICATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2003

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

Property Address: 5 Golden Poppy  
Anticipated: Move-in Date: 02/10/2005 Monthly Rent: \$ 950.00 Purchase Deposit: \$975.00

Applicant was referred to Landlord by:  
 Real estate agent Mark (name) 718-3928 (phone)  
 Newspaper  Sign  Internet  Other \_\_\_\_\_

Applicant's name (first, middle, last) Dana McClelland  
Is there a co-applicant?  yes  no If yes, co-applicant must submit a separate application.

Applicant's former last name (maiden or married) Dana Schlicht  
E-mail dmmvirgo71@yahoo.com Home Phone (254) 939-6495  
Work Phone \_\_\_\_\_ Mobile/Pager (254) 291-0799  
Emergency Contact Name & No.: Kay Benjamin (254)542-7868  
Soc. Sec. No. 459-79-0020 Driver License No. 16055711 in Tx (state)  
Date of Birth August 30, 1971 Height 5-08 Weight 180  
Hair Color light brown Marital Status widowed Citizenship usa (country)

Name all other persons who will occupy the Property:  
Name: Terry Coleman Relationship: fiance Age: 34  
Name: Anthony Schlicht Relationship: son Age: 15  
Name: Tyler Walker Relationship: son Age: 9  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Applicant's Current Address: 1308 Airdale Road Apt. No. \_\_\_\_\_  
Fort Hood, Tx 76544 (city, state, zip)  
Landlord's Name: Velva Johnson  
Landlord's Phones: 939-1811 (day) 933-3293 (night) \_\_\_\_\_ (mobile)  
Date Moved-In 09/13/2004 Move-Out Date \_\_\_\_\_ Rent \$ 600.00  
Reason for move: need a newer updated home, not happy where we are at

Applicant's Previous Address: 6011 Minue Road Apt. No. 2  
Fort Hood, Tx 76544 (city, state, zip)  
Previous Landlord's Name: US Army  
Landlord's Phones: \_\_\_\_\_ (day) \_\_\_\_\_ (night) \_\_\_\_\_ (mobile)  
Date Moved-In 08/14/2005 Date Moved-Out 09/13/2004 Rent \$ 725.00  
Reason for move: exhusband deceased

Applicant's Current Employer: Stay at home mom (SS. + VA Benefits)  
Address: \_\_\_\_\_ (street, city, state, zip)  
Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Start Date: \_\_\_\_\_ Gross Monthly Income: \$3,081.00 Position: \_\_\_\_\_

Applicant's Previous Employer: Midway Transportation  
Address: \_\_\_\_\_ (street, city, state, zip)  
Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Employed from \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: Truck Driver

Describe other income Applicant wants considered: fiance truck driver  
his monthly take home is \$1,700.00 and up.



TEXAS ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE APPLICATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2003

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

Property Address: 5 Golden Poppy  
Anticipated: Move-in Date: 02/10/2005 Monthly Rent: \$ 950.00 Purchase Deposit: \$ 975.00

Applicant was referred to Landlord by:  
 Real estate agent Mark (name) 718-3928 (phone)  
 Newspaper  Sign  Internet  Other \_\_\_\_\_

Applicant's name (first, middle, last) Dana McClelland  
Is there a co-applicant?  yes  no *if yes, co-applicant must submit a separate application.*

Applicant's former last name (maiden or married) Dana Schlicht  
E-mail dmmvirgo71@yahoo.com Home Phone (254) 939-6495  
Work Phone \_\_\_\_\_ Mobile/Pager (254) 291-0799  
Emergency Contact Name & No.: Kay Benjamin (254)542-7868  
Soc. Sec. No. 459-79-0020 Driver License No. 16055711 in Tx (state)  
Date of Birth August 30, 1971 Height 5-08 Weight 180  
Hair Color light brown Marital Status widowed Citizenship usa (country)

Name all other persons who will occupy the Property:  
Name: Terry Coleman Relationship: fiance Age: 34  
Name: Anthony Schlicht Relationship: son Age: 15  
Name: Tyler Walker Relationship: son Age: 9  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Applicant's Current Address: 1308 Airdale Road Apt. No. \_\_\_\_\_  
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Landlord's Name: Veiva Johnson  
Landlord's Phones: 939-1811 (day) 933-3293 (night) \_\_\_\_\_ (mobile)  
Date Moved-In 09/13/2004 Move-Out Date \_\_\_\_\_ Rent \$ 600.00  
Reason for move: need a newer updated home, not happy where we are at

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Previous Landlord's Name: US Army  
Landlord's Phones: \_\_\_\_\_ (day) \_\_\_\_\_ (night) \_\_\_\_\_ (mobile)  
Date Moved-In 08/14/2005 Date Moved-Out 09/13/2004 Rent \$ 725.00  
Reason for move: exhusband deceased

Applicant's Current Employer: Stay at home mom  
Address: \_\_\_\_\_ (street, city, state, zip)  
Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Applicant's Previous Employer: \_\_\_\_\_  
Address: \_\_\_\_\_ (street, city, state, zip)  
Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Employed from \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Describe other income Applicant wants considered: \_\_\_\_\_

Bank's Name and Phone at which Landlord may verify good funds for any rent, fee, or deposit: Fort Hood National Bank (254)532-3000 (no money in account again till the first of the month)

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License/State
Saburben	1989	Chevy		X94-SDS
Diesal		Peterbelt		

List all pets to be kept on the Property (dogs, cats, birds, reptiles, fish, and other pets):

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Rabies Shots Current?
mini yorkie	Sami	silver	11b	4m	female	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
chahuahua/beagl	sissy/buddy	black/	8lbs/2'	2yrs/	female/m	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no

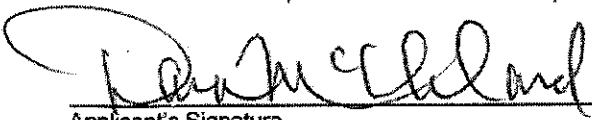
	Yes	No	Explanation
Will any waterbeds or water-filled furniture be on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Does anyone who will occupy the Property smoke?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Will Applicant maintain renter's insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Applicant is in the military, is Applicant serving under orders limiting Applicant's stay to one year or less?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has Applicant ever:			
been evicted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
been asked to move out by a landlord?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
breached a lease or rental agreement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>back in 1996 I had a rm mate leave m</u>
filed for bankruptcy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
lost property in a foreclosure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
had any credit problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>clearing up some debt from deceased</u>
been convicted of a crime?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is any occupant a registered sex offender?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any criminal matters pending against any occupant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there additional information Applicant wants considered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>I have a decent income and also plan</u>

**Authorization & Representation:** 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, employment, or criminal history or verify any other information related to this application with persons knowledgeable of such information. Applicant represents that the statements in this application are true and complete. Applicant understands that providing false or inaccurate information is grounds for rejection and a breach of any lease.

**Notice:** Unless agreed otherwise in writing, the Property remains on the market until a lease is signed and Landlord may continue to show the Property to other prospective tenants and accept another offer.

**Fees:** Applicant submits a non-refundable fee of \$none for processing and reviewing this application and (check only one box if applicable):

- (1) \$\_\_\_\_\_ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.
- (2) an Application Deposit of \$\_\_\_\_\_ in accordance with the attached Agreement for Application Deposit and Hold on Property (TAR No. 2009 or similar agreement).

  
Applicant's Signature

Jan 20, 2005  
Date

For Landlord's Use: On \_\_\_\_\_, \_\_\_\_\_ (name/initials) notified  Applicant  by  phone  mail  fax  in person that Applicant was  approved  not approved.



CAUSE # 11-2009-S-0003987

FILED

APR 21 2009

JUSTICE OF THE PEACE, PRE. 1  
BELL COUNTY, TEXAS

PLAINTIFF: Mark Rendon  
ADDRESS: Box 292, 413 Downing  
Belton, TX 76513  
254-718-3928

VS

DEFENDANT: Dana McClelland  
ADDRESS: 463 Westfield Blvd, Apt 1221  
Temple, TX 76502

SMC Petition for Hearing for ~~DEFAULT JUDGMENT~~ *MR*

To the Honorable Judge of said court:

Now comes the above named PLAINTIFF complaining of the above named defendant and for cause of action would show the court as follows:

- I. Plaintiff does business in Bell County, Texas. And that DEFENDANT resides in Bell County, Texas and may be served with process at the address of: **Dana McClelland, 463 Westfield Blvd, Apt 1221 Temple, TX 76502**
- II. That the DEFENDANT is indebted to the PLAINTIFF in the sum of \$2267.90 based on the following facts:
  - 1. DEFENDANT and Plaintiff entered residential lease agreement whereby DEFENDANT would pay rent and maintain home in good working condition.
  - 2. DEFENDANT departed leased premises with unpaid bills and specific damages above and beyond normal wear-and-tear to the home, which Plaintiff paid to correct.
  - 3. Defendant was duly notified and has been given ample time to make restitution.
- III. That the Defendant has made no attempt to pay or to make workable payment arrangements.

Wherefore, premises considered, the PLAINTIFF herein requests of the court a hearing date for DEFAULT JUDGMENT against DEFENDANT.

*Mark Rendon*

Mark Rendon, Plaintiff

Sworn to & subscribed on the 21<sup>st</sup> day of April, 2009.

AMANDA GREGER  
Notary Public

*Amanda Greger*