

Notice: This Document  
Contains Sensitive Data

**CAUSE NO. 3025-01402D**

MIDLAND CREDIT MANAGEMENT INC.  
VS  
CHARMAINE VALENCIA

JUSTICE COURT

BRAZOS COUNTY, TEXAS

JUSTICE COURT # 3/1

**MOTION FOR ALTERNATIVE SERVICE  
T.R.C.P. 501.2(e)(1)**

COMES NOW the Authorized Process Server/Officer in the above numbered and entitled cause and would show that the:  
**CITATION; PLAINTIFF'S ORIGINAL PETITION WITH ATTACHMENT(S)**

on the below named defendant:  
**VALENCIA, CHARMAINE**

**7716 APPOMATTOX DR COLLEGE STATION, TX 77845**

has not been delivered because the authorized process server/officer has been unable to locate the Defendant at his/her usual place of abode/business in the said county, as set forth above, in the order and affidavit attached hereto and made a part of this motion for all purposes.

Wherefore, Authorized Process Server prays that service of process on the Defendant be authorized by:

Mailing a copy of the citation with a copy of the petition and a signed order in this cause by first class mail to the above address; and delivering a true copy of the citation and petition attached, to anyone over 16 years of age to the below address:  
**7716 APPOMATTOX DR  
COLLEGE STATION, TX 77845**

OR

Mailing a copy of the citation with a copy of the petition and a signed order in this cause by first class mail to the above address; and attaching a true copy of the citation and petition securely to the front door/entry way at the address below or affixing to the gate if the property is gated at:  
**7716 APPOMATTOX DR  
COLLEGE STATION, TX 77845**

which the authorized process server/officer believes will be reasonably effective to give the Defendant notice of this suit.

  
~AX09A25A06314+

Keith W Cooke  
TX Certification #: PSC-21223 Ex Exp. 06/30/2026  
PCP Corporate  
103 Vista View Trail  
(512) 477-3500 Fax#: (512) 477-8700

E-FILE  
PCR Inv#: A25A06314

**AFFIDAVIT FOR SUBSTITUTED SERVICE**  
UNDER RULE 106/501.2(e)(1)

CASE NO: 3025-01402D  
Justice Court 3/1 of BRAZOS County  
MIDLAND CREDIT MANAGEMENT INC.

vs.  
CHARMAINE VALENCIA

BEFORE ME the undersigned authority, on this day personally appeared Keith W Cooke who after being duly sworn, did upon oath state the following:

1. My name is Keith W Cooke : I am a private process server authorized to deliver process in this cause pursuant to court order. I am over the age of eighteen (18) years and am fully competent to testify to the matters stated in this affidavit. I have personal knowledge of the facts and statements contained in this affidavit and each is true and correct.
2. On the 12/02/2025 at 7:57 pm I was assigned to deliver a copy of the CITATION; PLAINTIFF'S ORIGINAL PETITION WITH ATTACHMENT(S) upon the defendant VALENCIA, CHARMAINE
3. I have made several attempts to obtain personal service of process at the defendant's usual place of abode/business or by delivering by certified mail to the defendant's usual mailing address on the dates and times listed below:

DATES/TIMES	ADDRESS / RESULTS OF VISIT	Ref# A25A06314
Wednesday	12/03/2025 19:30 pm 7716 APPOMATTOX DR COLLEGE STATION TX 77845 NO RESPONSE AT DOOR. A NEIGHBOR CONFIRMED THIS IS A GOOD ADDRESS FOR THE DEFENDANT. I SPOKE TO THE NEIGHBOR AT 7714 APPOMATTOX	
Friday	12/05/2025 15:47 pm 7716 APPOMATTOX DR COLLEGE STATION TX 77845 NO RESPONSE AT DOOR. NO NEIGHBORS COULD OR WERE HOME TO VERIFY ADDRESS.	
Saturday	12/06/2025 9:30 am 7716 APPOMATTOX DR COLLEGE STATION TX 77845 NO RESPONSE AT DOOR. NO VEHICLES WERE PRESENT. SUBJECT LIVE AT ADDRESS I'VE SERVED HER BEFORE. SUBJECT NEVER OPENS THE DOOR	
Wednesday	12/10/2025 19:48 pm 7716 APPOMATTOX DR COLLEGE STATION TX 77845 NO RESPONSE AT DOOR. A NEIGHBOR CONFIRMED THIS IS A GOOD ADDRESS FOR THE DEFENDANT. I SPOKE TO THE NEIGHBOR AT 7714 APPOMATTOX. SUBJECT IS HOME JUST AVOIDING ANSWERING THE DOOR. YOU CAN HEAR PEOPLE INSIDE. SUBJECT DID THIS LAST TIME I TRIED SERVING HER. LICENSE 5221DV9 : TX	
Thursday	12/11/2025 1:00 pm 7716 APPOMATTOX DR COLLEGE STATION TX 77845 PROFESSIONAL CIVIL PROCESS FOUND THE FOLLOWING INFORMATION FOR THE VEHICLE LICENSE PLATE(S) REPORTED IN THE PREVIOUS ATTEMPT Plate#: 5221DV9 REG. TO: CARLA KAY STARK.	

I believe the defendant will be given reasonably effective notice of this suit by delivering a true copy of the documents stated in item (2) above to anyone over sixteen years of age at 7716 APPOMATTOX DR COLLEGE STATION TX 77845 the above address or by attaching it securely to the front entry way at the address, which is the party's usual place of abode or business or any other place where the defendant can probably be found, and by delivering First Class Mail pursuant to the provisions of Rule 106(b)/501.2(e)(1), Texas Rules of Civil Procedure.

My name is Keith W Cooke, my date of birth is January 10, 1971., I am at least 18 years old, and my address is 2505 Silver Hill Rd, Bryan, TX, 77807, and U.S.A. I declare under penalty of perjury that the foregoing is true and correct.  
Executed in Brazos County, State of Texas, on the

11 day of December, 2025.

  
Keith W Cooke Declarant  
Texas Cert#: PSC-21223 Exp. 06/30/2026  
PCP#: A25A06314

-AX05A25A06314+

E-File Affidavit

**CHARMAINE R VALENCIA****XXX-XX-5414****10/XX/1963****AGE: 62**

CHARMAINE R VALENCIA  
CHARMAINE DILGER VALENCIA  
CHARMAINE CD VALENCIA  
CHARMAINE R DAVILA  
CHARMAINE D DAVILA  
CHARMAINE VALENICA  
CHARMAI DAVILA  
CHARMAIN VALENCIA  
CHERMAINE D VALENCIA  
CHARMANINE DAVILA  
CHARMINE DILGERDAVILA  
[hide alias \(10\)](#)

**SSN: XXX-XX-5414***Issued in Texas, 1975***DOB: 10/XX/1963 (62)****Reported Current Address:****7716 APPOMATTOX DR, COLLEGE STATION, TX, 77845** (08/01/2021-Current)**Bankruptcies:** Yes (Latest 2001)**Motor Vehicles:** Yes**Properties:** Yes**Employment:** Yes**Liens:** None Found**Judgments:** Yes**Foreclosures:** None Found**Possible Criminal/Infractions:** None Found**Business Affiliations:** Yes**7716 APPOMATTOX DR, COLLEGE STATION, TX, 77845****Current Owners:** CHARMAINE VALENCIA (VALENCIA CHARMAINE), ANDRES VALENCIA (VALENCIA ANDRES)**Mail:** **7716 APPOMATTOX DR, COLLEGE STATION, TX, 77845****Municipality:** COLLEGE STATION CITY**Parcel Number:** 38317**Subdivision:** RAINTREE PH 1**Legal Description:** RAINTREE PH 1, BLOCK 1, LOT 21**Year Built:** 1978**Use:** RESIDENTIAL**Latest Assessment:** 2025**Assessed:** \$243,412**Tax:** 2024 - \$4,738**Total Value:** \$243,412**Land Value:** \$73,913**Improvement Value:** \$169,499**Bedrooms:** 3**Baths:** 2**Size (sqft):** Bdlg: 1809 Lot: 9125

**2020 FORD ESCAPE HYBRID  
TITANIUM  
VIN: 1FMCU0DZXLUA75338  
Vehicle Type: SUV**

**Body Style:** SUV|4D|4D|5P|5P**Primary Color:** WHITE**Weight:****Length:** 180.5**Doors:** 4**Drive Type:** FWD

**Registrant:** CHARMAINE **City/State:** COLLEGE STATION, TX **Latest Plate:** NHV0400(TX) (06/29/2020-05/31/2026)  
DILGER VALENCIA

**Registrant:** CHARMAINE DILGER VALENCIA (07/14/2020-  
Current)

**Address:** 7716 APPOMATTOX DR, COLLEGE STATION, TX,  
77845

**Owner:** CHARMAINE DILGER VALENCIA

**Latest MV Title:** 10144244016153317

**Title Transfer Date:** 07/14/2020

**Plate:** NHV0400 (TX) (06/29/2020-05/31/2026)

**Type:** PRIVATE

## Property Details

Account		
Property ID:	38317	Geographic ID: 528500-0101-0210
Type:	R	Zoning: GS
Property Use:		Condo:
Location		
Situs Address:	7716 APPOMATTOX DR COLLEGE STATION, TX 77845	
Map ID:	567-212	Mapsco:
Legal Description:	RAINTREE PH 1, BLOCK 1, LOT 21	
Abstract/Subdivision:	528500.01	
Neighborhood:	(2281380E) RRAINTREE	
Owner		
Owner ID:	367392	
Name:	VALENCIA CHARMAINE & ANDRES	
Agent:		
Mailing Address:	7716 APPOMATTOX DR COLLEGE STATION, TX 77845-4133	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

## Property Roll Value History

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Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$169,499	\$73,913	\$0	\$243,412	\$0	\$243,412
2024	\$182,960	\$65,700	\$0	\$248,660	\$0	\$248,660
2023	\$172,793	\$62,506	\$0	\$235,299	\$0	\$235,299
2022	\$151,091	\$57,031	\$0	\$208,122	\$0	\$208,122
2021	\$107,552	\$57,031	\$0	\$164,583	\$0	\$164,583
2020	\$112,859	\$57,031	\$0	\$169,890	\$0	\$169,890
2019	\$111,850	\$57,030	\$0	\$168,880	\$0	\$168,880
2018	\$108,920	\$45,630	\$0	\$154,550	\$0	\$154,550
2017	\$95,200	\$45,630	\$0	\$140,830	\$0	\$140,830

## Property Deed History

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Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/19/2021	WD	WARRANTY DEED	TAUSCH MARY	VALENCIA CHARMAINE & ANDRES	17296	192	1443705
12/27/2016	WD	WARRANTY DEED	HERRING RICHARD L & TIFFANY A	TAUSCH MARY	13785	227	01285315
8/12/2010	WD	WARRANTY DEED	HENDRIKZ PAMELA JEAN	HERRING RICHARD L & TIFFANY A	9782	244	01069552