

LEGAL NOTICES MUST BE RECEIVED NO LATER THAN 11:00 AM THE BUSINESS DAY PRIOR TO PUBLICATION. EMAIL ALL YOUR NOTICES TO: NOTICES@DAILYCOMMERCIALRECORD.COM

**Sheriff Sales/Tax Sales
Tuesday, March 4, 2025**

The auction/sale will be held **ONLINE** at <https://dallas.texas.sheriffsaleauctions.com> between the hours of 9 o'clock a.m. and 4 o'clock p.m. on the 1st Tuesday of the month. The public auction will be to the highest bidder for cash in hand, all right, title and interest. All sales will be final and payable immediately.

Description	Cause No.	Address	City	Amount	Interest	Court Cost
DALLAS COUNTY VS. JOSE ANGEL MORA - 030425-29	TX-24-00332	1547 BEAUFORD RD.	DALLAS	\$ 36,325.01	12%	\$ 804.00
DALLAS COUNTY VS. ELOY PACHECO - 030425-30	TX-22-00250	1529 BEAUFORD RD.	DALLAS	\$ 17,510.23	12%	\$ 804.00
DALLAS COUNTY VS. CLAUDIA TENORIO - 030425-31	TX-22-00537	1523 MARFA AVE.	DALLAS	\$ 4,555.58	12%	\$ 16.00
DALLAS COUNTY VS. LYNOR ADAMS - 030425-32	TX-19-00493	6604 ELAM RD.	DALLAS	\$ 4,545.51	12%	\$ 3,176.77
DALLAS COUNTY VS. JEANNETTE A. BROWN AKA JEANNETTE SNEED - 030425-33	TX-22-01658	6917 LUCY ST.	DALLAS	\$ 14,454.15	12%	\$ 1,464.01
DALLAS COUNTY VS. JOSE ORTEGA - 030425-34; 3528 S. LEDBETTER DR.	TX-23-01216	3528 S. LEDBETTER DR.	DALLAS	\$ 26,550.98	12%	\$ 1,084.00
PRESTON GREEN HOMEOWNERS' SSOIATION VS. FRANCES WATTS COWDEN - 030425-36	DC-23-20675	6473 CEDAR HOLLOW DR.	DALLAS	\$ 13,973.43	8.50%	\$ -
CHIMNEY HILL HOMEOWNERS ASSOCIATION INC. VS. MICHAEL MONAGHAN - 030425-37	DC-23-18325	9832 BENT BRANCH LN	DALLAS	\$ 8,624.12	5.5%	\$ 500.00
VALLEY RANCH MASTER ASSOC INC. VS. ZESHAN HUSSAIN & NEMAL KAISER - 030425-38	DC-23-20603	804 ROCKINGHAM DR.	IRVING	\$ 2,375.94	8.5%	\$ 376.58
VALLEY RANCH MASTER ASSOC INC. VS. AMBER ANDERSON - 030425-39	DC-24-04602	800 THISTLE SAGE COURT	IRVING	\$ 8,935.97	5%	\$ 456.14
VALLEY RANCH MASTER ASSOC INC. VS. SAIKAT MUKHERJEE - 030425-40	DC-24-04099	8717 BROKEN POINT DR	IRVING	\$ 2,156.11	8.5%	\$ 368.35

SHERIFF'S SALES



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 030425-29

BY VIRTUE OF AN Order of Sale issued out of the Honorable 192nd Judicial District Court on the 16th day of January, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JOSE ANGEL MORA, Defendant(s), Cause No. TX-24-00332. To me, as sheriff, directed and delivered, I have levied upon this 22nd day of January, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas,

on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 14th day of November, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 1547 BEAUFORD ROAD, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000899860520000 ; BEING BLOCK D/8827, LOT 25, BEAUFORD RD, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 202000036850 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY AD-

DRESSED AS 1547 BEAUFORD ROAD, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 2 0 - 2023=\$3,244.29, PHD: 2020-2023=\$3,471.19, DALLAS COLLEGE: 2 0 2 0 - 2023=\$1,704.70, DCSEF: 2020-2022=\$91.80, DALLAS ISD: 2 0 2 0 - 2023=\$16,791.59, CITY OF DALLAS: 2 0 2 0 - 2023=\$11,021.44. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$36,325.01 and 12% interest thereon from 11/14/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$804.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WAR-

RANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." "IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL." "LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O

IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA." "EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CON-

**SHERIFF'S SALES
CONTINUED**

SULTAR CON UN ABOGADO PRIVADO.
GIVEN UNDER MY HAND this 22nd day of January, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

2/7, 2/14, 2/21



**NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
030425-30**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 21st day of January, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ELOY PACHECO, Defendant(s), Cause No. TX-22-00250. To me, as sheriff, directed and delivered, I have levied upon this 22nd day of January, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 1st day of August, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY AD-

DRESS: 1529 BEAUFORD ROAD, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000899860440000 ; BEING LOT 22, BLOCK D, CITY BLOCK 8827 OUT OF THE G.A. CORNAGGY SURVEY, ABSTRACT NO. 369 AND OF THE UNRECORDED PLAT OF SEAGOVILLE HEIGHTS ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201600058500 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE COMMONLY ADDRESSED AS 1529 BEAUFORD ROAD, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 2 0 - 2022=\$1,463.59, PHD: 2020-2022=\$1,612.63, DALLAS COLLEGE: 2020-2022=\$785.40, DCSEF: 2020-2022=\$65.44, DALLAS ISD: 2 0 2 0 - 2022=\$7,986.05, CITY OF DALLAS: 2 0 2 0 - 2022=\$4,978.46, CITY OF DALLAS WEED LIEN W1000070683/L B R W - 970055158=\$618.66, CREDITS FROM DATE OF JUDGMENT: \$10,501.83 FOR TAX YEARS 2020-2022.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$17,510.23 and 12% interest thereon from 08/01/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$804.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE,

CONDITION, HABITABILITY, MERCHANTABILITY, MERCHANT ABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."
"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION

DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.
GIVEN UNDER MY HAND this 22nd day of January, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

2/7, 2/14, 2/21



**NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
030425-31**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 160th Judicial District Court on the 21st day of January, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. CLAUDIA TENORIO, ET AL, Defendant(s), Cause No. TX-22-00537. To me, as sheriff, directed and delivered, I have levied upon this 22nd day of January, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 26th day of September, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY AD-

DRESS: 1523 MARFA AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000302788000000 ; LOT 15, BLOCK 27/4076 OF THE LIBERTY HEIGHTS ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201100224959 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1523 MARFA AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2021-2022=\$395.24, PHD: 2021-2022=\$429.62, DALLAS COLLEGE: 2021-2022=\$210.71, DCSEF: 2021-2022=\$18.05, DALLAS ISD: 2 0 2 1 - 2022=\$2,151.04, CITY OF DALLAS: 2 0 2 1 - 2022=\$1,350.92, CREDITS FROM DATE OF JUDGMENT: \$1,100.00 FOR TAX YEARS 2021-2022.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$4,555.58 and 12% interest thereon from 09/26/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$16.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS,

SHERIFF'S SALES
CONTINUED

TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRI-

VADO." GIVEN UNDER MY HAND this 22nd day of January, 2025. **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 030425-32

BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial District Court on the 17th day of January, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. LYNOR ADAMS, ET AL, Defendant(s), Cause No. TX-19-00493. To me, as sheriff, directed and delivered, I have levied upon this 22nd day of January, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Re-sales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 15th day of March, 2021, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 6604 ELAM ROAD, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000554443000000 ; LOT 3A, BLOCK

6261, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201700255648 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 6604 ELAM ROAD, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS 75217-5659. DALLAS COUNTY: 2019-2020=\$390.06, PHD: 2019-2020=\$432.68, DCCCD: 2019-2020=\$200.27, DCSEF: 2019-2020=\$16.17, DALLAS ISD: 2019-2020=\$1,777.75, CITY OF DALLAS: 2019-2020=\$1,254.04, CITY OF DALLAS WEED LIENS W1000184291=\$224.83, W100183058=\$249.71, CREDITS FROM DATE OF JUDGMENT: \$1,703.70 FOR TAX YEARS 2020.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$4,545.51 and 12% interest thereon from 03/15/2021 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,176.77 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PUR-

SUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 22nd day of January, 2025. **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-

3505

2/7,2/14,2/21



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 030425-33

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 17th day of January, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JEANNETTE A. BROWN, A/K/A JEANNETTE SNEED, Defendant(s), Cause No. TX-22-01658. To me, as sheriff, directed and delivered, I have levied upon this 22nd day of January, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Re-sales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 21st day of March, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 6917 LUCY STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000550297000000 ; LOT 15, BLOCK 4/6249 OF PLEASANT MANOR ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS

SHERIFF'S SALES
CONTINUED

COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 81229 PAGE 0849 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 6917 LUCY STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2018-2022=\$1,277.02, PHD: 2018-2022=\$1,409.22, DCCCD N/K/A DALLAS COLLEGE: 2018-2022=\$670.72, DCSEF: 2018-2022=\$55.46, DALLAS ISD: 2 0 1 8 - 2022=\$6,954.20, CITY OF DALLAS: 2 0 1 8 - 2022=\$4,240.22, CITY OF DALLAS WEED LIEN W1000053199/L B R W - 970005384=\$507.32, CREDITS FROM DATE OF JUDGMENT: \$11,203.50 FOR TAX YEARS 2018-2022.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$14,454.15 and 12% interest thereon from 03/21/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,464.01 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PUR-

SUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 22nd day of January, 2025. **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-

3505

2/7,2/14,2/21



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
030425-34

BY VIRTUE OF AN Order of Sale issued out of the Honorable 298th Judicial District Court on the 17th day of January, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JOSE ORTEGA, ET AL, Defendant(s), Cause No. TX-23-01216. To me, as sheriff, directed and delivered, I have levied upon this 22nd day of January, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 1st day of November, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 3528 SOUTH LEDBETTER DRIVE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000044560600000 ; LOT 3, BLOCK 5836, OF THE CITY OF DALLAS, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED

AS INSTRUMENT N U M B E R 201800088933 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 3528 SOUTH LEDBETTER DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2018-2023=\$2,205.98, PHD: 2018-2023=\$2,435.30, DALLAS COLLEGE: 2 0 1 8 - 2023=\$1,145.64, DCSEF: 2018-2022=\$82.08, DALLAS ISD: 2 0 1 8 - 2023=\$11,945.42, CITY OF DALLAS: 2 0 1 8 - 2023=\$7,261.00, CITY OF DALLAS LIENS: WEED LIENS W1000227320=\$204.63, W1000212539=\$596.07, W1000218207=\$204.17, LITTER LIENS L1000223007=\$315.93, L1000226883=\$154.76.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$26,550.98 and 12% interest thereon from 11/01/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,084.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR

INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 22nd day of January, 2025. **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411

**SHERIFF'S SALES
CONTINUED**

Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21

**NOTICE OF SHERIFF'S
SALE**

(REAL ESTATE) 030425-36
BY VIRTUE OF AN EXECUTION/ORDER OF SALE issued out of the 191st JUDICIAL DISTRICT COURT on the 12th day of December A.D. 2024 in the case styled PRESTON GREEN HOMEOWNERS' ASSOCIATION vs. FRANCES WATTS COWDEN Defendants, Cause No. DC-23-20675 to me, as sheriff, directed and delivered, I have levied upon this 22nd day of January A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March 2025 A.D. It being the 4th day of March 2025.

In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3. Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest that the aforementioned defendant, Frances Watts Cowden, had as of the 4th day of March 2024, A.D. or at any time thereafter, of, in and to the real property located at 6554 Fisher Road, Dallas, Dallas County, Texas, and more fully described as follows:

PROPERTY ADDRESS: 6473 CEDAR HOLLOW DR., DALLAS, DALLAS COUNTY, TEXAS.

LOT 29 BLOCK 2/8202 OF PRESTON GREEN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72160, PAGE 794, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 6473 CEDAR HOLLOW DRIVE, DALLAS, DALLAS COUNTY 75248.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN

THE REAL PROPERTY OFFERED."THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR [CONDADO] NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$13,973.43 and 8.50% per annum from 03-04-2024, interest compounded annually thereon until the date of the sale, in favor of PRESTON GREEN HOMEOWNERS' ASSOCIATION and all cost of court amounting to \$0.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the

successful bidder.

GIVEN UNDER MY HAND this 22nd day of January A.D. 2025

MARIAN BROWN

Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411

Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21

**NOTICE OF SHERIFF'S
SALE**

(REAL ESTATE) 030425-37

BY VIRTUE OF AN Execution/Order of Sale issued out of the 191st District Court on the 23rd day of December A.D. 2024 in the case of Plaintiff, CHIMNEYHILL HOMEOWNERS ASSOCIATION INC vs MICHAEL MONAGHAN, Defendant(s), Cause No. DC-23-18325. to me, as sheriff, directed and delivered, I have levied upon this 22nd day of January A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March 2025 A.D. It being the 4th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 27th day of November, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 9832 BENT BRANCH LANE, DALLAS, TEXAS 75243. LOT 20, BLOCK K/8416 OF CHIMNEY HILL FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74104 PAGE 1510 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OF-

FERED.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR [CONDADO] NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$8,624.12 PLUS \$2,000.00 ATTORNEYS FEES and 5.5% interest compounded annually from 11-27-24 thereon until the date of the sale, in favor of CHIMNEYHILL HOMEOWNERS ASSOCIATION INC and all cost of court amounting to \$800.00 COST OF COLLECTION PLUS \$500.00 FOR ORDER OF SALE/\$516.00 COSTS OF SUIT PLUS ADDITIONAL ATTORNEY FEES AS FOLLOWS: \$1,800.00 POST JUDGMENT COLLECTION and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which

may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 22nd day of January A.D. 2025

MARIAN BROWN

Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411

Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21

**NOTICE OF SHERIFF'S
SALE**

(REAL ESTATE) 030425-38

BY VIRTUE OF AN Execution/Order of Sale issued out of the 192nd District Court on the 17th day of December A.D. 2024 in the case of Plaintiff, VALLEY RANCH MASTER ASSOCIATION, INC vs ZESHAN HUSSAIN & NEMAL KAISER Defendant(s), Cause No. DC-23-20603. to me, as sheriff, directed and delivered, I have levied upon this 22nd day of January A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March 2025 A.D. It being the 4th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 27th day of June, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 804 ROCKINGHAM DRIVE, IRVING, DALLAS COUNTY, TX 75063.

LOT 27 IN BLOCK A OF THE MANORS AT VALLEY RANCH AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004223, PAGE 89 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 804 ROCKINGHAM DRIVE, IRVING, TEXAS 75063

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL

**SHERIFF'S SALES
CONTINUED**

RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR [CONDADO] NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$2,375.94/PLUS \$4,142.20 ATTORNEY FEES/PLUS \$1,800.00 ATTORNEY FEES IN THE EVENT PLAINTIFF OBTAINS A WRIT OF EXECUTION AND/OR AN ORDER OF SALE/PLUS \$376.58

COURT COST/PLUS \$200.00 PROCESS SERVER FEES and 8.5% interest compounded annually from 06-27-24 thereon until the date of the sale, in favor of VALLEY RANCH MASTER ASSOCIATION, INC and all cost of court amounting to \$376.58 COURT COSTS/PLUS \$200.00 PROCESS SERVER FEES and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 22nd day of January A.D. 2025
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21

**NOTICE OF SHERIFF'S SALE
(REAL ESTATE) 030425-39**

BY VIRTUE OF AN Execution/Order of Sale issued out of the 44th District Court on the 17th day of December A.D. 2024 in the case of Plaintiff, VALLEY RANCH MASTER ASSOCIATION, INC vs AMBER ANDERSON Defendant(s), Cause No. DC-24-04602. to me, as sheriff, directed and delivered, I have levied upon this 22nd day of January A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March 2025 A.D. It being the 4th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 20th day of June, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 800 THISTLE SAGE COURT, IRVING, DALLAS COUNTY, TX 75063.
LOT 41, BLOCK 6, PHASE THREE OF VALLEY RANCH SECTOR 10, TRACT 9, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87097, PAGE 235, MAP RECORDS OF DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 800 THISTLE SAGE COURT, IRVING, TEXAS 75063

"THE PROPERTY IS SOLD

AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR [CONDADO] NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$8,935.97/PLUS \$4,327.28 ATTORNEY FEES/PLUS \$2,000.00 ATTORNEY FEES IN THE EVENT PLAINTIFF OBTAINS A WRIT OF EXECUTION AND/OR AN ORDER OF SALE/PLUS \$456.14 COST and 5% interest compounded annually thereon from 06-20-24 until the date of sale in favor of VALLEY RANCH MASTER ASSOCIATION, INC and all cost of court amounting to further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 22nd day of January, 2025
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21

**NOTICE OF SHERIFF'S SALE
(REAL ESTATE) 030425-40**

BY VIRTUE OF AN Execution/Order of Sale issued out of the 162nd District Court on the 17th day of December A.D. 2024 in the case of Plaintiff, VALLEY RANCH MASTER ASSOCIATION, INC vs SAIKAT MUKHERJEE Defendant(s), Cause No. DC-24-04099. to me, as sheriff, directed and delivered, I have levied upon this 22nd day of January A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in March 2025 A.D. It being the 4th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3. Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 15th day of August, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 8717 BROKEN POINT DRIVE, IRVING, DALLAS COUNTY, TX 75063.
LOT 4, BLOCK C, LAKESIDE VILLAGE, IN THE VALLEY RANCH DEVELOPMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94045, PAGE 5289, MAP/PLAT RECORDS DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 8717

BROKEN POINT DRIVE, IRVING, TEXAS 75063

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR [CONDADO] NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

**SHERIFF'S SALES
CONTINUED**

ICIAL QUE DESEA
OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$2,156.11/PLUS \$4,064.03 ATTORNEY FEES/PLUS \$1,800.00 ATTORNEY FEES IN THE EVENT PLAINTIFF OBTAINS A WRIT OF EXECUTION AND/OR AN ORDER OF SALE/PLUS \$368.35 COURT COST/PLUS \$160.00 PROCESS SERVER FEES and 8.5% interest compounded annually thereon from u until the date of sale in favor of VALLEY RANCH MASTER ASSOCIATION, INC and all cost of court amounting to further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 22nd day of January A.D. 2025
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

2/7,2/14,2/21

Adopt a teen.
You can't imagine the reward.

LEARN MORE >



PUBLIC SALES

**Sec. 59.042.
PROCEDURE FOR SEIZURE AND SALE**

(a) *A lessor who wishes to enforce a contractual landlord's lien by seizing and selling or otherwise disposing of the property to which it is attached must deliver written notice of the claim to the tenant.*

(b) *If the tenant fails to satisfy the claim before the 15th day after the day that the notice is delivered, the lessor must publish or post notices advertising the sale as provided by this subchapter.*

(c) *If notice is by publication, the lessor may not sell the property until the 15th day after the day that the first notice is published. If notice is by posting, the lessor may sell the property after the 10th day after the day that the notices are posted.*

**SEC. 59.044.
NOTICE OF SALE.**

(a) *The notice advertising the sale must contain:*

- (1) *a general description of the property;*
- (2) *a statement that the property is being sold to satisfy a landlord's lien;*
- (3) *the tenant's name;*
- (4) *the address of the self-service storage facility; and*
- (5) *the time, place, and terms of the sale.*

The lessor must publish the notice once in each of two consecutive weeks in a newspaper of general circulation in the county in which the self-service storage facility is located.

Public Sale

Notice is hereby given that on **February 17th 2025** the **U-Haul Company of Central Dallas** will be offering for sale to satisfy a Landlord's Lien under Chapter 59 of Texas Judicial Property Code, by public auction, the following storage units. The goods are generally described as household goods (if contents not specifically listed) and may contain appliances, household and office furniture, electronics, bedding, toys, sporting equipment, and/or other miscellaneous items. Cash sale only. No one under the age of 16 is allowed to attend the sale. Sale starts promptly at **9:00 A.M** on storageauction.com

Tenant's name and sale location will be as follows:

Locations:
1090 S US Highway 67
Cedar Hill TX 75104
Donahue, Angelia
McCoy, Shante
Arreguin, Humberto
Lee, Brandi
Boone, Ashton
Townns, Zaria
Smith, Linnetta
Parker, Phillip
Parker, Phillip
Gooden, Michael
Lawson, Corey
Andree, Levi
Davis, Bradford
McLeod, Linton
Hillard, Cleasta
Richter, Kenneth
Phillips, Terrell
Blades, Alexis
Lacy, Michelle
Chiles, Charity
Haynes, Karen
Mergerson, Wanda
1245 S I-35 Desoto TX 75115
Jefferson, Christopher
Jackson, Robert
Jackson, Robert
Dan, Monikka
Reynolds, Tyesha
Hogan, Kerry
Gumbus, Arianna
Lunza, Stanley
Green, Taitiyana
Hampton, Unis
Smith, Burgundie
Parker, Ronzelle
Luke, Daniel
Lewis, Alyssa
Guerro, Josue
Mason, Valerie
Shaw, Jevaughn
Hall, Jarvis
Moore, Jacamerlyn
1103 West Highway 287 Bypass Waxahachie TX 75165
Sandoval, Jose
Wisener, Kim
Reed, Cameron
Priester, Joe
Salazar, Kriselda
Lane, Kira
Watson, Phylensia
Toler, Margie
Long, Blake
Mitchell, Ceann
Wigfall, Rachtavius
Cook, Kieshundra
Ferguson, Krysta
Hooper, Jason
Shearman, Marla
Jones, Cathy
Goodrich, Latonya
Maldonado, Ermelinda
Allen, Audrey
Lambright, Leslie
Harde, Jasmin
Tena, Daniel
Johnson, Londrea
Asbury, Paul
Brel, Israel
Medina, Nicole
McDaniel, Evelyn
Robinson, Jimmy
Ewers, Daniel
1117 E Main Street Grand Prairie TX 75050
Garcia, Ivan

1/17,2/7

In accordance with the Texas property code, Chapter 59, CTR at 5420 Forney Rd, Dallas , will conduct a public auction to satisfy a landlord 's lien. Units will be sold to the highest bidder for cash. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held at 5420 Forney Rd, Dallas on WEDNESDAY, 3/12/25 at 10AM.

A deposit may be required for removal and cleanup.

Names of tenants and general description:

2013 HYUNDAI ELANTRA
KMHDH4AE9DU865832

Tenants may redeem their goods for full payment in cash only up to time of auction. Call CTR at 972-777-5050 .

Auctioneer:
RENE BATES
1/29/25 & 2/7/25

1/29,2/7

NOTICE OF PUBLIC SALE

Notice is given that pursuant to Chapter 59 of the Texas Property Code that Moonlight Partners LLC aka All American City Self Storage, located at 1209 E. Beltline Rd., Desoto, Texas 77115, to satisfy landlord's lien will sell by competitive bidding to the highest bidder for cash, on or after February 17, 2025 at 9:00am, property belonging to those listed below. Auction will be held online at <https://www.storage-treasures.com>. Sellers reserves the right to withdraw the property at any time from the sale. Property to be sold as follows: household goods, furniture, personal items, clothing, electronics, tools, auto parts, and miscellaneous unknown boxes belonging to the following:

Gipson, Lue
PAYTON, TONY
Minor, Shabilla
Felix, Hattie
Jones, Misty
DeJarnett, Kevin
Bechtel, Sheila
Bonner, Jaylon
Mitchell, Askia
Bracey, Jhakeeil
Hurd, Ezekiel
Pratt, Algia
Hardamon, Eldridge
Johnson, Joshua L.
Bradford Caldwell, Linda
Bradford, Gloria
Brooks, Katherine
POLK, ERICA
Lee, Wiltrice
Watkins, Ogelia
Spence, Harold
Duff, Asia

Williams, Paula
Crudup, Ryan
Tanihu, Narthey
Perkins, Marvin
Wright, Betty
Williams, Victor
Davis, Diane

1/31,2/7

Notice of Public Sale

Stor Self Storage, in accordance with the provisions of Chapter 59 of the Texas Property Code, will hold a public auction to satisfy a landlord's lien on property located at the Self-Storage facilities listed below. All auctions will take place online at www.StorageAuctions.com and will end on **FEBRUARY 19TH 2025** Sale to highest bidder. The seller reserves the right to withdraw the property at any time before the sale. The storage unit includes the contents of the tenant(s) named below.

7390 Riverside Dr, Irving, TX 75039. (214)-396-0944.

Karen Tshabalala

Totes, Boxes, Clothes, Decorations, Blankets, Furniture, Baskets, Tables, Bags, Backpack, Artificial Plants

John Barnett- Dal Rock Transport

Boxes, Totes, Books, Golf Clubs, Chairs, Lawn Mowers, Beds, T. Vs, China Cabinets, Picture Frames, Bags, Mirrors, Armoire, Lawn Equipment, Tool Cabinet, Toolbox, Large Fans

Oneybuchi Adagbon

Bed, Washer, Dryer, Chairs, Bed Frame, Picture frames, T.V., Luggage, Lamps, Boxes, Artificial Plants, Dresser

Oneybuchi Adagbon

Boxes, Totes, Clothes, Shoes, Luggage, Pillows, Blankets, Trash Cans, Bags, Lamp, Vacuum Cleaner, Brooms, Mop, Basket

1/31,2/7

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be ac-

*LEGAL NOTICES
CONTINUED ON NEXT PAGE*

LEGAL NOTICES
CONTINUED

cepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08489, 2420 N Haskell Ave, Dallas, TX 75204, (469) 804-9023

Time: 08:00 AM

Sale to be held at www.storagetreasures.com.

Wady, Tristanne; Brown, Dennis; Williams, Alex; Jimenez, Jocelyn; Godfrey, Tammy; Bates, Gary; Shepherd, Janise; Harris, Stephen; Akanbi, Joseph; Tuma, Alexander

PUBLIC STORAGE # 20453, 3550 West Mockingbird Lane, Dallas, TX 75235, (972) 972-4181

Time: 08:15 AM

Sale to be held at www.storagetreasures.com.

Spillman, Summer; Baker, Kristi; Lee, Sakorthia; Cassey, Bridgett; Green, Sydney; Mitchell, Talameshia

PUBLIC STORAGE # 21701, 5342 E Mockingbird Lane, Dallas, TX 75206, (972) 662-8243

Time: 08:30 AM

Sale to be held at www.storagetreasures.com.

Medina, Angel; Gleich, Ryne; Nkanyimuo, Gabriel; Hansen, Charles; Martin, Patricia A; Simms, Eniah

PUBLIC STORAGE # 22093, 903 Slocum St, Dallas, TX 75207, (214) 420-1555

Time: 08:45 AM

Sale to be held at www.storagetreasures.com.

Comer, Arielle; Ramirez, Jaclyn; Loomis, Leighton; Griffin, Samson; Murallo, Selvin; pipkin, Aryl; Brown, Beverly; SCRIBNER, TAYLOR; Cunningham, Brandon; Cunningham, Brandon; COWANS, PAULA; STARKS, TERRY; Traylor, Robert; Walton, Keitha; Piehl, Daniel; Emmanuel, Okenze; Dabbs, Jasmine; Moore, Traci; Dillard, Eric; Hall, Malachi; KAPITA, KABANDA

PUBLIC STORAGE # 22095, 2425 Canton St, Dallas, TX 75226, (214) 741-1988

Time: 09:00 AM

Sale to be held at www.storagetreasures.com.

Abraham, Sarah; Green, Jaleesa; EVENS, ELENA; terrill, Broderick; Weatherall, Patrick; Mathis, Angela; host, Ebako; Reeves, Nicole; MCCOOK, Deavion; Bonham, Erica; Maestas, Dante; Hall, Tyrika; FOWLER, TYRONE;

McCuller, YaVette; Smith, Deshaun; Blake, Marquis; James, Alexis; Moore, Maurice; SEARS, MALCOM; Tyrone, Sharell; Diessongo, Ahmed; BRITTON, DONALD; Perie, Irwin

PUBLIC STORAGE # 23217, 7412 Lemmon Ave, Dallas, TX 75209, (469) 453-0937

Time: 09:15 AM

Sale to be held at www.storagetreasures.com.

Aynsworth, Allyson; Wilson, George; More Design Build Dorsey, Chad; Neale, James; Colmery, Raquel; Rodriguez, Monzerrat; Thibodeaux, Asia; Robinson, LaDiamond; Dealva, Debra; Terr, Amanda; Hallmon, Jeremiah; Furlough-Richardson, Shadarius; Hatcher, Micah; nwabueze, Henry; Colunga, Dennis; Kinnison, Rick; Amos, Erica; Kelley, Natalie; Garcia, Jesus

PUBLIC STORAGE # 25756, 4721 Ross Ave, Dallas, TX 75204, (972) 619-9802

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

Wingate, Paul; Glad, Casey; Medrano, Juan; Lumi Medspa llc Beard, Nicole; Bright, Kylee; Cruz, Celia; Headrick, Heather; markfisher, amobi; Thomas, Latasha; Morgan, Ja'Mesha; reed, nikos; Yanez, Ashley; Big Kuntry Logistics Jones, Roderick; Clark, Elexia; Palacios, Rodolfo; carr, sametra; Boyd, Keshuna Qadantayesia; Hill, Sashe; Sims, Tori; Perry, Paul; Worthing, Derrick

PUBLIC STORAGE # 28126, 3540 Inwood Road, Dallas, TX 75209, (972) 972-8123

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

krier, Seena; smith, Emory; Richard, Alfred; Miyogo, Nicholas; Ford, Caroyln; Tatum, Kristopher; Simmons, Desjah

PUBLIC STORAGE # 29237, 4740 Harry Hines Blvd, Dallas, TX 75235, (469) 249-9121

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

ochoa, sergio; Ray, Sherece; samuels, Desharay; Aynsworth, Allyson; Richardson, Melvin; Smith, Courtney; Eaves, Sean; Eaves, Sean; Minton, Edwin; stenson, joshua; Bailey, Edward; Walker, LaMar Jarrel; Howard, Orlando; Reed,

John; Arias, Tabatha; pepper, Samuel; Daniels, Julian; Sivendana, Clarisse; Simmonds, Erin; Tellez, Dolores; Bandoh, Diana; Anderson, Mark; Fresch, LaVar

PUBLIC STORAGE # 29269, 1611 Chestnut St, Dallas, TX 75226, (972) 607-9826

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

Toney, Kendall; Lewis, Reginald; Parker, David; Hutchinson, Alante; Garcia, Susanna; Williams, Linda; Parrish, Nathaniel; Darden, Shatina; White, Edward; Triplett, Armad; Jordan, Paris; Cottle, Lauramarie; Dancer, Tamara; Ioredo, Stephanie; Mouton, Alethia; Pitts, Jasmine; Bennett, Linda; Lucas, Jamarvin; burnett, marquis; Clark, Alan-dria; Bagley, Krista; Burley, Haywood; Roberson, Tamara; kedley, Roger; Hayes, Shelice; MARIN, MIZRAIN; Maloney, Shakariah; Brown, Nicole; Guerra, Mary; Duop, Rachel; HIGH, SHANDRA; Govea, Samantha; Vatin, Tarrance; Hunter, Donell; Ochoa, Julie; Jr., Reginald Childs; Johnson, Dyneshia

PUBLIC STORAGE # 25508, 2439 Swiss Ave, Dallas, TX 75204, (972) 528-9744

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

Joseph, Marques; Big Kuntry Logistics II, Roderick Jones; Gary, Christopher; Brown, Crystal M; Overton, Maurice; Floyd, Terrence; Payne, Tyla; Batts, Christina; Johnson, Tyron; Williams, Rosie; Seawright, Jonas; Eldridge, Jay; Daughtry, Cory; Tambla, Mohamed; Patel, Keyur; Mansaray, Mohamed; Martinez, Gena; Martinez, Gena

PUBLIC STORAGE # 25928, 2320 N Central Expy, Dallas, TX 75204, (972) 624-7840

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

Deal, Camden; Schnyder, Eric; Webster, Ollie; Vanden, Skylar; Spann, Dashaunda L; Mckonen, Doug; Lipscomb, Britne; Peterman, Loren; Washington, Gerald; Johnson, Dahjah L; Hoggard, Jennifer; Mccray, Lawanda; Ledoux, Micheal; Hill, Madison; Garcia, Monica

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to

refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

2/7,2/14

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 21603, 4401 S Westmoreland Road, Dallas, TX 75237, (469) 291-0858

Time: 08:00 AM

Sale to be held at www.storagetreasures.com.

Taylor, Tiona; Mitchell, Ramon; Davis, Cierra; Thompson, Sasha; Byrd, Cedric; malone, Erica; Reyes, Alondra; Dickerson, Destinee; Kay G's Cleaning Service Grant, Kay; Morris, Rodney; BEAVER, WILLIE; grant, Dorothy; Davis, Ernest; Smith, Kenneth; Dowling, Marshelle

PUBLIC STORAGE # 21809, 1605 Vilbig Road, Dallas, TX 75208, (469) 291-0880

Time: 08:15 AM

Sale to be held at www.storagetreasures.com.

González, modesto; Martinez, Miguel; Picquet, Freddie; Reyes, Domingo; Stone, Stephanie; zachery, eric; Frank, Dondre; Alcalá, Saul; Nicole, JerLisa; westt, Bluu; Arceneaux, Raffian; Jr, Winnas White; Arias, David; Delgado, Ponciana; Gonzalez, Leonardo; Sauels, Steffie; Haut Pot Osuji, Keren; Rivera, Gregory; Yates, Keanna

PUBLIC STORAGE # 27375, 207 Avery Street, Dallas, TX 75208, (469) 374-8817

Time: 08:30 AM

Sale to be held at www.storagetreasures.com.

Tisdale, William; webb, Lachrisa; whitmire, Jacob; Wells, Jeri; Williams, Bianca; Freeman, Bobby; James, Sharman; harris, chels; Miller, Jada; peroti, Patricia; Derbyshire, Lynnette; Euins, Milton; Lucky, Fredeatria; Cole, Courtney; Cooks, Dameon; Martinez, Jose; Watkins, Selena; Williams, Sapphire; Terry, DAnna; Villarreal, Valerie; Chapple, Eba; Blue, Tierra; sanchez, Monica; wazshop Childress, Kayla; CHAMBERS, ADRIANNA; Sims, Lakeichra; Phillips, Kadejai

PUBLIC STORAGE # 27677, 141 Blackchamp Rd, Waxahachie, TX 75167, (469) 902-7879

Time: 08:45 AM

Sale to be held at www.storagetreasures.com.

Snider, Chad; Hazen, Payton; SMITH, HENRY; Hibbs, Braxton; Blakemore, Zaria; Kihara, Rosemary; Starks, Jonathan

PUBLIC STORAGE # 07205, 1212 N Duncanville Rd, Duncanville, TX 75116, (972) 827-1139

Time: 09:00 AM

Sale to be held at www.storagetreasures.com.

Wigfall, Kimberly; Rodriguez, Jacob; Barclay, Charles; Easley, Ulexus; Dorsey, Jamye; Henderson, Latosha; Brown, Veda; Bradley, Peter; Hemphill, Newtonia; Duplessis, Shanyce; Walker, Moesha; Butler, Evalee; Browning, Danny; Evans, Corbi; FreeMe32 LLC Hines, LaQuanda; Hemphill, Tonya; grant, Dorothy; Warren, Ernest; Smith, Kenneth; Dowling, Marshelle

PUBLIC STORAGE # 07206, 1525 W Pleasant Run Road, Lancaster, TX 75146, (972) 908-9492

Time: 09:15 AM

Sale to be held at www.storagetreasures.com.

Williamson, Donya; Noel, Leyah; Leblanc, Tori; Lankford, Ethel; Tovar, Lisette; Barron, Patricia; Van, Angela; Jones, Cherith; Payne, Irelia; Zachery, Deandra; Sowels, Rodney; johnson, Kevin; Green, George;

LEGAL NOTICES
CONTINUED

Phillips, Shequita; High, Veronica
PUBLIC STORAGE # 22087, 7227 S R L Thornton Fwy, Dallas, TX 75232, (972) 528-0862

Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

Bailey, Jackie; Mann, Lakeshia; Scales, Norman; dixon, Adayrius; Williams, Susan; Jones, Rachel; Hamilton, Ashley; Johnson, Jason; QUINTEROS, ALEXANDRA; Young, Alyssa; Fuller, Russell; Craig, Shana; WILLIAMS, KARMIA; Arnold, Eric; Hansberry, Stephanie; Hooker, Maurice; Limon, Monica; Criss Thomas, Hope; Turner, Julissa; Johnson, Alicia; Van Dyke, Susan; Morales, Molina; Ramsey, Lionel; Brewster, Marilyn; Williams, Al R.; Mayberry, Keisha; Stewart, Cameron; Moore, Calvin; Gonzalez, Daniel

PUBLIC STORAGE # 22092, 202 S Clark Rd Ste 11, Cedar Hill, TX 75104, (972) 291-1669

Time: 09:45 AM
Sale to be held at www.storage-treasures.com.

betts, amber; Rada, Erick; Hawaii Fluid Art Bozeman, Rebecca; JACKSON, TONIA; Talior'd ByJazz Taylor, Talior; Curry, Tiffany; Johnson, Charlotte; Morris, Antonio; Tucker, Shurhonda; Franklin-Mansuo, Jordan; Foreman, Jim; Jones, James; Thompson, Aquanata; Williams, Al-isha

PUBLIC STORAGE # 24312, 4925 S Cockrell Hill Road, Dallas, TX 75236, (469) 620-1332

Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

Lyons, Mitchell; Dennis, Tiffany; Garcia, Jessica; Higgs, Kanon; Edwards, Marcus; Bowman, Tawana; McCuin, Jacoby; Holloman, Adonio; Maxwell, Janice; Roberts, Santrel; White, Mysty; pinto, Claudia

PUBLIC STORAGE # 24506, 2840 S Westmoreland Road, Dallas, TX 75233, (972) 588-4660

Time: 10:15 AM
Sale to be held at www.storage-treasures.com.

Autrey, Linda; combs, Cassandra; Sankadota, Daniel; Hilburn, Shante; Robledo, Priscilla; Davis, Demarcus; Sereseroz, Caesar; Andrade, Reynaldo Martinez; High, Emodesty; Martinez, Jason; Puentes, Lisa; duck, lisa; Cook, Thomas; Jones, Ka-Shun; Taylor, Kiva; Silva Ili, Rogelio; Estrada, Julian;

miles, Destiny; Urbina, Valerie; Perkins, Traleasha; Bazzell, Angela; Seiffert, Melinda; Gomez, Hortencia

PUBLIC STORAGE # 27387, 9130 South Hampton Road, Dallas, TX 75232, (972) 587-6498

Time: 10:30 AM
Sale to be held at www.storage-treasures.com.

Iddeen, Nafeesah; Mcknight, Arthur; mcgriff, Kaly; Wilburn, Kathy; Spencer, Bob; Spencer, Ant; Bishop, Jakari; Carpenter, LaRhonda; Payne, Brenda; Shelby, Patricia; Douglas, Erika; Horton, Gabriella; Robinson, Sheila; Hill, Del-isha; Ervin, Justin; Thompson, Jannesha; Galloway, Davontae; Fellowship-TTA Resale Store, Oak Cliff Bible; Kennedy, dandrea; Loud Hookah Rentals Calhoun, Mercedes; Howard, Paul; Rodgers, James; Mckinney, Derrick, Jr, Charles Reese; Granger, Queneshia; Allen, Crystal; standard, Chad; Gay, Paul M; Rougely, Daniel; Rougely, Daniel

PUBLIC STORAGE # 28098, 732 South Cedar Ridge Drive, Duncanville, TX 75137, (972) 833-1591

Time: 10:45 AM
Sale to be held at www.storage-treasures.com.

Sandoval, Cristina; EXUM, STEVEN; Scott, Sharon; Dueuss, Elonie; Coleman, Phillip; Berkley, Darrell; Canady, Amber; Smith, Sharmira; Howard, Dionte; Carson, Ricky; Mays, RaChelle; nichols, cedric; Kiwan, Rose; Wing, Tashiana; Vargas, Ivan; Saunders, Vicky; Hill, Cedric; Booker, Dearnion; Wester, Joe; Trevino, Hugo; Rockmore, Ryan; McCullough, Charles; Leon, Carlos; McDuffie, David; Morgan, Cartilyous; Savage, Gabrielle; Ned, Breana; cerna, Omar; Taylor, Maya; Lopez, Samantha; Garza, Tomas; bufkin, Melissa; Banks, Kevin D; Ventura, Kevin; Parrish, Clara; shields, Tori; Haley, Courtney; Smith, Langston; 4 Less Party rental Parras, Patricia; Raine, Marshahn; O'neal, Takara; CARLISLE, ERICA

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

2/7,2/14

Notice is hereby given pursuant of Chapter 59 Texas Property Code, (Chapter 576 Acts Of the 68th Legislature Regular Session 1983). StorQuest Self Storage auction will be held online on www.StorageTreasures.com for the property of:

Maria Salazar Johnny Pantalion

Property to be sold misc. household goods, furniture, tools, clothes, boxes, toys and personal content. The sale will commence online at www.StorageTreasures.com where said property has been stored and which is located at StorQuest Self Storage **10333 Denton Dr. STE 8, Dallas, TX 75220**. Separate lien sales to highest bidder for each unit in cash. Owner has the right to not accept bid price. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Auction End Time: February 22nd, 2025 at 9:00 AM

2/7,2/14

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 5618 S Cockrell Hill Rd, Dallas, TX 75236 to satisfy a lien on February 26th , 2025, at approx. 1:00PM at www.storage-treasures.com:

Melanie Worthington, Fernando Parra, Daschund Gray, Geralyn Mosley, Linda Mcculloch, Jerry M Pryor, DeLisa E Yates, Anthony Reyes, Laquisha Hemphill, Christina Nicholson, Alize Epps, Lee H Richardson

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 611 E Beltline Rd Cedar Hill, TX 75104 to satisfy a lien on February 25th, 2025, at approx. 2:15PM at www.storage-treasures.com:

Greta Jackson, Cynthia Gipson Gipson, Shantella Tony, LaShonda Bollin, Rose A. LeDay, Michael Skinner, Keanna Williams, Tomeka Williams

2/7,2/14

NOTICE OF PUBLIC SALE
Peyton's Place Self Storage 1638 S. Hampton Rd, Glenn Heights, Tx 75154 will conduct an **ONLINE AUCTION**

in accordance with the Provisions of Chapter 59 of the Texas Property Code to satisfy landlord's lien. **ONLINE AUCTION** at www.storage-treasures.com will begin **February 22, 2025 at 9 AM (CST) and conclude February 25, 2025 at 9 AM (CST)**. \$100 **CASH** cleanup deposit required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to the highest bidder by **CASH**. Property being sold includes contents in the space of **Kenya Hughes:** furniture, boxes, bags, miscellaneous items.

2/7,2/14

ABANDONED VEHICLES

ABANDONED VEHICLES

The vehicles described below have been impounded in compliance with TDLR Texas Administrative Code Ch 85.703 (f) & Occupations Code. Ch 2303.153 (c), this notice is to apprise the registered owner & lien holders of their right to reclaim the vehicle within 31 days of the date of this notice. Failure to reclaim the vehicles will consent to the sale of the motor vehicle at public auction.

Payment must be made to HBL Towing & Recovery located at 2012 I45, Hutchins, TX 75141.

Texas Department of Licensing & Regulation, VSF LIC. NO. 0658990. For further information, please call 817-900-2222. Vehicles can be claimed 24 hours a day, 7 days a week. Total charges cannot be calculated until the vehicle is claimed. Storage accrues daily at \$22.85 plus tax for light duty and \$39.99 plus tax for vehicles over 25' per day.

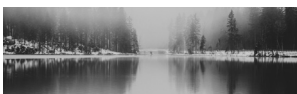
FIRST PUBLIC NOTICE
Uhaul car dolly, TD6042D, APPROXIMATE FEES AS OF 2/7/2025 \$500

For questions or complaints contact TDLR <https://www.tdlr.texas.gov/>

2/7

To satisfied Landlord's Lien. At Four Corner Storage, Irving (972) 513-3990 on 02-14-25 A 92 Ford El Dorado R.V. Texas Plate 276 DMG Nilson Arbaiza owes \$1599.00

2/7



BID NOTICES

CITY OF GARLAND

The City of Garland is accepting bids for **Bid 0517-25 Fireworks Show**. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 2/13/25 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

1/31,2/7

CITY OF COCKRELL HILL

PO #012925

REQUEST FOR BEST VALUE COMPETITIVE BIDS

Best Value Competitive Sealed Bid(s) will be received via hard copy by the City of Cockrell Hill at 4125 W. Clarendon Drive, Cockrell Hill, Texas 75211, at 2:00 pm on Tuesday, February 18, 2025. All Proposers' company name(s) will be publicly read at 3:00 pm on Tuesday, February 18th, 2025, at 4125 W. Clarendon Drive at City Hall and can be viewed on the City of Cockrell Hill website at <https://cityofcockrellhill.us/> (see Business tab/Bid Opportunities). The plans also be downloaded at <constructconnect.com>. Prospective bidders can be placed on the Bidders List and receive free access to ConstructConnect by emailing the City at info@cockrell-hill.tx.us.

P.O #012925 – "Cockrell Hill Waterlines – CDBG FY2024, Burns (Clarendon to Virginia) & Garfield (Odgen to Sunny-side)". The project consists of installing approximately 1,885 ft of new 6" & 8" water mains within existing city streets. The factors that the City will consider in determining the Best Value are the price, the offeror's experience and reputation, and the offeror's OSHA safety record. There will be a pre-bid conference at 2:00 PM on Wednesday, February 12th, 2025, to answer any contractor questions regarding the proposed project at 4125 W. Clarendon Drive, Cockrell Hill, TX 75211.

1/31,2/7



LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

REQUEST FOR BIDS/PROPOSALS/QUALIFICATIONS

Request for Proposal (RFP) will be received and opened by the Dallas College Procurement Department, phone 972/860-7771 via **Electronic Submittal. Due February 24, 2025, no later than 2:00 pm. RFP-2025-823860, Phenom Phase II: Consulting Services for Operation Change Management, Dallas, TX.** Buyer: Sheneicka Ogwuegbu; Advertising on 1/31/25 & 2/7/25.

Note: RFP documents can be downloaded through our new **online bidding and eProcurement Sourcing system, Workday** at <https://dallas-college.public-portal.us.workdayspend.com/>

1/31,2/7

CITY OF UNIVERSITY PARK

The City of University Park ("City") announces a **REQUEST FOR COMPETITIVE SEALED PROPOSALS ("CSP") for MIRACLE MILE IMPROVEMENTS** as specified in the attached pages, until **Friday, February 28, 2025 at 10:00 AM CST in the Purchasing Manager's office.** Late submissions will not be accepted. The number for this project is:

CSP # 2025-03 MIRACLE MILE IMPROVEMENTS
The City will host a **MANDATORY Pre-Bid Meeting** on Thursday, February 20, 2025 at 9:00 AM CST at the Peek Service Center (4420 Worcola St., Dallas, TX 75206) in the 1st floor EOC Room.

The deadline for all questions is **Monday, February 24, 2025 at 4:00 PM CST.** All questions must be issued in writing and posted on OpenGov (<https://procurement.opengov.com/portal/uptexas>).

Each proposal must be accompanied by a bid bond worth five percent (5%) of the estimated construction amount.

Proposals will be accepted electronically via OpenGov or in paper format. Paper proposals must be received in the Purchasing office at 3800 University Blvd., University Park, TX 75205 before the solicitation deadline.

Interested parties may obtain packets at <https://procurement.opengov.com/portal/uptexas> or by calling the City's Purchasing Division at 214.987.5480. This solicitation

is also posted on the City's website at <https://www.up-texas.org/254/Bids-RFPs>.

Receipt of responses does not bind the City to any contract for said services, nor does it give any guarantee that a contract will be awarded.

2/7,2/14



RFP-182-25 (156590) Moving, Storage Merchandise, and Services

The Garland Independent School District will be receiving proposals for the purchase of Moving, Storage Merchandise, and Services until 10:30 a.m., March 6, 2025, at 501 S. Jupiter Rd., Garland, Texas 75042, Purchasing Department. At that time, they will be opened. The proposal document for electronic submission can be accessed at:

https://oraproddmz.garlandisd.net:4443/OA_HTML/AppLocalLogin.jsp
Please email bids@garlandisd.net for any questions.

2/7,2/13

SECTION 00 11 16 INVITATION TO BID

Electronic bid proposals addressed to Gary N. Oradat, P.E., Executive Manager, Planning, Design and Construction Administration, Trinity River Authority of Texas, 5300 South Collins, Arlington, Texas 76018 for:

WALKER-CALLOWAY BRANCH OUTFALL TRUNK SEWER SYSTEM

PHASE 4 IMPROVEMENTS will be received until **Thursday, March 13, 2025 at 2:00 PM.**

Each bidder will be required to submit their bid electronically:

1. Bidders must complete the electronic bid proposal and make any uploads including a signed pdf bid bond to <https://www.civcastusa.com/> (Civcast) by the time and date above. Please note that in order to complete a bid, Civcast has certain requirements including that the bidder must download all of the project documents prior to bid submission, so do not wait until the last minute to meet the strict time deadline.
2. Bids will be read aloud by conference call starting at the time and date of the bid deadline above. Bidders and interested attendees can call 1-866-390-1828 and enter access code 6046502#. The Authority will download the bids

and the bid totals will be read. Preliminary bid results (totals only) will be posted on Civcast after the bid opening conference call.

3. Printed electronic bid proposals and original signed bid bond are due within 3 business days from the low bidder and second low bidder at the address above.

One Non-Mandatory Pre-Bid Conference will be conducted virtually on Friday, February 14, 2025 at 11:00 AM. Details to participate in the prebid meeting will be provided on Civcast. www.civcastusa.com

The project scope includes, but is not limited to, the following major work items:

- Cured-In-Place-Pipe (CIPP) lining of approximately 1,914 linear feet of existing 27 inch reinforced concrete gravity sewer pipe.
- Open-Cut replacement of approximately 1,069 linear feet of 27-inch gravity sewer pipe.
- Open-Cut installation of 24 linear feet of 15-inch PVC gravity sewer pipe and 48 linear feet of 8-inch PVC gravity sewer pipe.
- Replacement of existing meter station;
- Installation of ten (10) new manholes along the trunk sewers;
- Abandonment of approximately 937 linear feet of existing 27-inch reinforced concrete gravity sewer pipe;
- Removal and replacement or rehabilitation of ten (10) 60-inch diameter manholes along the trunk sewers;

THE AUTHORITY WELCOMES BIDS FROM HISTORICALLY UNDERUTILIZED BUSINESSES (HUBS). CONTRACTORS AND SUPPLIERS SUBMITTING BIDS SHALL ENCOURAGE HUBS TO PARTICIPATE IN THE PERFORMANCE OF THE CONTRACT.

Complete Contract Documents as needed for bidding on the Project may be downloaded at no charge from the Civcast website: www.civcastusa.com starting on Friday, February 7, 2025.

DIRECT ALL QUESTIONS for this project through CivCast. Only responses issued via Addenda are binding.

Bid Proposals shall be accompanied by either a Bid Bond or certified check upon a national or state bank in an amount not less than 5% of the total maximum bid price, payable without recourse to the Trinity River Authority of Texas as a guarantee that the Bidder will, within 10 days after notice of award, enter

into a Contract and furnish a Performance Bond and Payment Bond upon the forms provided, each in the amount of 100% of the Contract Price, from a surety licensed to conduct business in Texas and named in the current "List of Certified Companies" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department. The surety for the Performance Bond and Payment Bond shall have an "A" minimum rating of performance and a financial rating strength of five times the Contract Price, all as stated in the current "Best's Key Rating Guide, Property-Casualty." Each Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the Bond.

Equal Opportunity in Employment – All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended by Executive Order No. 11375, and as supplemented in Department of Labor regulations 41 CFR Parts 60-1 and 60-2.

The Authority reserves the right to reject any or all bids and to waive any immaterial formalities on inconsistencies in its sole judgment. Award shall be made to the lowest responsive, responsible Bidder; however, the Authority reserves the right, after evaluation of all bids received, to make no recommendation to its Board of Directors regarding the award of any bid in the event non-responsive, non-conforming, or otherwise unacceptable bids are received, or if budgetary constraints or other unanticipated factors exist. No bid may be withdrawn until the expiration of 60 days from the date bids are opened.

TRINITY RIVER AUTHORITY OF TEXAS
GARY N. ORADAT, P.E., Executive Manager
Planning, Design and Construction Administration
OFFICIAL ADVERTISEMENT
First Pub: Friday, February 7, 2025.
Second Pub.: Monday, February 10, 2025.

END OF INVITATION TO BID

2/7,2/10

The Carrollton-Farmers Branch ISD is soliciting Request for Proposals from the Purchasing Office at 1505

Randolph Street, Carrollton, Texas 75006 until:

3:00PM, Friday, March 7, 2025 for RFP 2025-01-067 E-Rate Maintenance Services for the District Owned Fiber Optic Outside Cable Plant (Form 470 # 250020272).

Additional information may be obtained by calling 972-968-6330 or by accessing the Purchasing website at <https://www.cfbisd.edu/departments/purchasing>. Vendors must be a member of our Lon-Wave system, a one-time free registration is required to access and complete the bid. All specifications, evaluation criteria and instructions can be found in the system at <https://cfbpurchasing.ion-wave.net/Login.aspx>. Please reference the above listed bid.

2/7,2/14

PUBLIC NOTICES

CITY OF SEAGOVILLE

NOTICE OF PUBLIC HEARING

ZONING CASE 2024-036PD

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, February 25th, 2025, at 6:30 p.m. in the Council Chambers in City Hall at 702 North U.S. Highway 175 Seagoville, TX 75159 to consider an ordinance of the City of Seagoville, Dallas County, Texas, amending the comprehensive zoning ordinance and map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning for an approximately 4.37+ acre tract of land situated in the Pruett Survey, Block A; Lot 1, and Herman Heider Survey, Abstract No. 541, Dallas County, Texas, and being more commonly known as 2615 N U S Hwy 175, 2617 N U S Hwy 175, and 2619 N U S Hwy 175, from Residential 5 (R-5), to Planned Development (PD) with a base zoning of Commercial (C).

A public hearing will also be held by the Seagoville City Council on Monday, March 17, 2025, at 7:00 p.m. in the City Council Chambers in City Hall at 702 North Highway 175 Seagoville, TX 75159 to consider the recommendation from the Planning and Zoning

**LEGAL NOTICES
CONTINUED**

Commission on this request. Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 p.m. on the day of the public hearing to Administrative Assistant Collin Parks at 702 North U.S. Highway 175 Seagoville, TX 75159.

CITY OF SEAGOVILLE
Bill Medina
Director of Community Development

2/7

**CITY OF
GARLAND**

**NOTICE OF MEETING
CITY OF GARLAND, TEXAS**

A meeting of the Board of Adjustment of the City of Garland, Texas will be held on Wednesday, February 19, 2025, at 7:00 p.m. at City Hall, 200 North Fifth Street, Garland, Texas 75040 in the City Council Chambers, to consider the following request:

BOA25-01 David B. Spires and Barbara Moreno. The applicant is requesting to construct a metal porte cochere on the site addressed as 4417 Zion Road in front of the existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal porte cocheres to be located in the front of a single-family residence. This is a variance request to allow a metal porte cochere to be constructed in front of a single-family residence. The site is addressed as 4417 Zion Road (District 3).

2/7

**TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS**

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retail Dealer's On-Premise Permit by Cleaver Chop House LLC d.b.a. Cleaver to

be located at 4438 McKinney Ave Ste 100 Dallas, Dallas County, Texas. Manager of said Corporation is: Pardeep Sharma Manager

2/6,2/7

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Island Spice Groceries and More LLC dba Island Spice Groceries and More LLC at 4043 E Trinity Mills Road Suite 114 Dallas, Tx. 75287 Dallas county. Karen Daley-Owner

2/6,2/7

Application has been made with the Texas Alcoholic Beverage Commission for a Wine Only Package Store Permit By Fueled Up Investments LLC DbA Corner Fuel to be located at 801 W Rice Street, Falfurrias, rooks Co., Texas. Members of said LLC are Taquees Duka – Member, Nimal Werellawatte – Member, Zainul Ali – Member, Nabibil Ali – Member, and Ruhan Lakhani – Member

2/7,2/10

Original Application is made to the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retail Dealer's On-Premise Permit by Titan Beverage LLC, DBA "Home2 Suites Self-Pour," located in Dallas County at 2123 W IH 20, Grand Prairie TX. Nina N. Chu-

dasama, Rajsinh D. Chudasama, and Paresh H. Patel, Managers.

2/7,2/10

**NOTICE TO
CREDITORS**

Notice to Creditors For THE ESTATE OF MARYLOU GHYST A.K.A. MARYLOU JEANETTE GHYST, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of MARYLOU GHYST A.K.A. MARYLOU JEANETTE GHYST, Deceased were granted to the undersigned on the 29th of January, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to ROBIN TALLEY within the time prescribed by law. My address is c/o Pyke & Associates, P.C., 7557 Rambler Rd., Suite 850, Dallas, TX 75231 Independent Administrator of the Estate of MARYLOU GHYST A.K.A. MARYLOU JEANETTE GHYST Deceased. CAUSE NO. PR-24-01048-3

2/7

Notice to Creditors For THE ESTATE OF Mary Louise Jones, Deceased

Notice is hereby given that Letters of Administration upon the Estate of Mary Louise Jones, also known as Mary L. Jones and Mary Jones, Deceased were granted to the undersigned on the 3rd of February, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Kay Lynn Moynihan within the time prescribed by law. My address is c/o Burch Law, 7920 Belt Line Road, Suite 700, Dallas, Texas 75254 Independent Administrator of the Estate of Mary Louise Jones Deceased. CAUSE NO. PR-23-03180-3

2/7



Notice to Creditors For THE ESTATE OF Joe Mark Baker also known as J. Mark Baker and Joe M. Baker, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Joe Mark Baker also known as J. Mark Baker and Joe M. Baker, Deceased were granted to the undersigned on the 5 of February, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Lisa Jane Baker within the time prescribed by law. My address is 1402 David Drive, Garland, Texas 75043 Independent Executor of the Estate of Joe Mark Baker also known as J. Mark Baker and Joe M. Baker Deceased. CAUSE NO. PR-24-03416-3

2/7

Notice to Creditors For THE ESTATE OF JEANNE SANTA CRUZ, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of JEANNE SANTA CRUZ, Deceased were granted to the undersigned on the 27th of January, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to PAUL H. SANTA CRUZ within the time prescribed by law. My address is 5626 Preston Oaks Road #47C Dallas, TX 75254 Independent Executor of the Estate of JEANNE SANTA CRUZ Deceased. CAUSE NO. PR-24-03015-1

2/7

Notice to Creditors For THE ESTATE OF HARVEY ROVELL HOLMES, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of HARVEY ROVELL HOLMES, Deceased were granted to the undersigned on the 27th of January, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Lisa Stuart, f/k/a Lisa Mann within the time prescribed by law. My address is c/o Christina Ladd, HALES & SELLER, PLLC, 8330 Lyndon B. Johnson Freeway, Suite 255, Dallas, TX 75243 Independent Executor of the Estate of HARVEY ROVELL HOLMES Deceased. CAUSE NO. PR-24-03644-3

2/7

Notice to Creditors For THE ESTATE OF George Henry Eddings, Jr., Deceased

Notice is hereby given that Letters Testamentary upon the Estate of George Henry Eddings, Jr., Deceased were granted to the undersigned on the 27th of January, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Bertha Eddings within the time prescribed by law. My address is 901 Main Street, Suite 6550, Dallas, Texas 75202 Administrator of the Estate of George Henry Eddings, Jr. Deceased. CAUSE NO. PR-24-03159-1

2/7

Notice to Creditors For THE ESTATE OF ENRIC FELIX MADRIGUERA, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of ENRIC FELIX MADRIGUERA, Deceased were granted to the undersigned on the 4th of February, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Juliana Madriguera within the time prescribed by law. My address is c/o Sharpe Law Group, PLLC, 6688 N. Central Expressway, Suite 450, Dallas, Texas 75206, Independent Administrator of the Estate of ENRIC FELIX MADRIGUERA Deceased. CAUSE NO. PR-24-01991-2

2/7

Notice to Creditors For THE ESTATE OF ASLAN TURER, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ASLAN TURER, Deceased were granted to the undersigned on the 2nd of December, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Christy Turer, Independent Executor within the time prescribed by law. My address is c/o J. Ellen Bennett Caldwell, Bennett, Thomas, Toraason & Mead, PLLC 4851 LBJ Fwy., Ste. 601

**LEGAL NOTICES
CONTINUED**

Dallas, TX 75244
Independent Executor of the Estate of ASLAN TURER Deceased.
CAUSE NO. PR-24-02761-3

2/7

**PROBATE
CITATIONS**

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-00279-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Karen Rebecca Furlong, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application to Determine Heirship and for Letters of Administration - Intestate filed by Evangeline R. Marino a/k/a Evangeline Rodriguez Marino, on the January 28, 2025, in the matter of the Estate of: Karen Rebecca Furlong, Deceased, No. PR-25-00279-2, and alleging in substance as follows:**

Applicant alleges that the decedent died on November 21, 2024 in Irving, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Karen Rebecca Furlong, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 29, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Lupe Perez, Deputy

2/7

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-00196-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Delilah Nell Rhodes, Deceased**, are cited to be and appear before the

Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application for Probate of Will and Issuance of Letters Testamentary filed by Randall Wayne Rhodes, on the January 22, 2025, in the matter of the Estate of: Delilah Nell Rhodes, Deceased, No. PR-25-00196-2, and alleging in substance as follows:**

Applicant alleges that the decedent died on January 14, 2025 in Arlington, Tarrant County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Delilah Nell Rhodes, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 31, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

2/7

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-04181-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Jeffrey Linder, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application for Determination of Heirship and Issuance of Order of Administration and Appointment of Independent Administrator filed by Monica Linder, on the December 18, 2024, in the matter of the Estate of: Jeffrey Linder, Deceased, No. PR-24-04181-2, and alleging in substance as follows:**

Applicant alleges that the decedent died on August 29, 2024 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Jeffrey Linder, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 31, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

2/7

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-02656-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Louis Anthony Korolis, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application To Determine Heirship And For Letters Of Administration- Intestate filed by Anthony Andrew Korolis, on the August 02, 2024, in the matter of the Estate of: Louis Anthony Korolis, Deceased, No. PR-24-02656-2, and alleging in substance as follows:**

Applicant alleges that the decedent died on April 17, 2024 in Irving, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Louis Anthony Korolis, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 30, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

2/7

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-23-03589-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Danielle Kelly, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025 to answer the Application To Determine Heirship And Application For Letters Of Administration Pursuant To Section 401.003 Of The Texas Estates Code filed by Frankie Kelly, on the October 06, 2023, in the matter of the Estate of: Danielle Kelly, Deceased, No. PR-23-03589-2, and alleging in substance as follows:**

Applicant alleges that the

decedent died on January 21, 2023 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Danielle Kelly, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, February 03, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

2/7

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-00-03375-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Billy Harold Allen, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application to Determine Heirship and for Letters of Administration - Intestate More Than Four Years After Death of Decedent filed by Stanley Allen a/k/a Stanley T. Allen, on the January 29, 2025, in the matter of the Estate of: Billy Harold Allen, Deceased, No. PR-00-03375-2, and alleging in substance as follows:**

Applicant alleges that the decedent died on June 02, 2000 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Billy Harold Allen, Deceased.

You are hereby notified that the testator's property may pass to the testator's heirs if the will is not admitted to probate. You are further notified that the person offering the testator's will for probate may not be in default for failing to present the will for probate during the four-year period immediately following the testator's death.

Given under my hand and seal of said Court, in the City of Dallas, January 30, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

2/7



**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-00322-3**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF William Lawrence Auvenshine, Deceased**, are cited to be and appear before the Probate Court No. 3 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application For Determination Of Heirship filed by Ashley Taylor Blankenship, on the January 30, 2025, in the matter of the Estate of: William Lawrence Auvenshine, Deceased, No. PR-25-00322-3, and alleging in substance as follows:**

Applicant alleges that the decedent died on November 15, 2020 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of William Lawrence Auvenshine, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 31, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

2/7

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-00319-3**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Woo Jeong Kim, Deceased**, are cited to be and appear before the Probate Court No. 3 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025, to answer the Application To Determine Heirship And For Letters Of Independent Administration filed by Jang Ho Kim, on the January 30, 2025, in the matter of the Estate of: Woo Jeong Kim, Deceased, No. PR-25-00319-3, and alleging in substance as follows:**

Applicant alleges that the

LEGAL NOTICES
CONTINUED

decendent died on January 16, 2022 in Irving, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Woo Jeong Kim, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, January 31, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

2/7

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-00308-3

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Joel Patrick Riley, Deceased**, are cited to be and appear before the Probate Court No. 3 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025**, to answer the Application to Declare Heirship and Application for Independent Administration of Intestate Estate by Agreement and Authorizing Letters of Independent Administration filed by **Allie Riley a/k/a Allie Joel Riley**, on the January 29, 2025, in the matter of the Estate of: **Joel Patrick Riley, Deceased**, No. PR-25-00308-3, and alleging in substance as follows:

Applicant alleges that the decedent died on January 02, 2025 in Irving, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Joel Patrick Riley, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, January 30, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

2/7

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-04235-3

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS**

INTERESTED IN THE ESTATE OF Shambaag Sharma, Deceased, are cited to be and appear before the Probate Court No. 3 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025**, to answer the Application For Determination Of Heirship And For Letters Of Independent Administration Pursuant To Texas Estate Code 401.003 filed by **Bharatee M. Sharma**, on the December 23, 2024, in the matter of the Estate of: **Shambaag Sharma, Deceased**, No. PR-24-04235-3, and alleging in substance as follows:

Applicant alleges that the decedent died on July 26, 2024, in Dallas, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Shambaag Sharma, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, January 31, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

2/7

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-20-02688-3

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Eric O. Adidas, Deceased**, are cited to be and appear before the Probate Court No. 3 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, February 17, 2025**, to answer the **Joan Adidas Henry And Carey Adidas' First Amended Application To Determine Heirship And Application For Co-Dependent Administration (After Four Years)** filed by **Joan Adidas Henry a/k/a Joan Adidas and Carey Adidas**, on the January 16, 2025, in the matter of the Estate of: **Eric O. Adidas, Deceased**, No. PR-20-02688-3, and alleging in substance as follows:

Applicant alleges that the decedent died on May 10, 2016 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Woo Eric O. Adidas, Deceased.**

You are hereby notified that the testator's property may pass to the testator's heirs if the will is not admitted to probate. You are further notified that the person offering the testator's will for probate may not be in default for failing to present the will for probate during the four-year period immediately following the testator's death.

Given under my hand and seal of said Court, in the City of Dallas, January 30, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

2/7

CITATIONS BY PUBLICATION

CITATION
BY PUBLICATION
THE STATE OF TEXAS

THE UNKNOWN HEIRS AT LAW OF BRENDA SMITH, DECEASED GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being **Monday the 24TH DAY OF FEBRUARY, 2025**, at or before ten o'clock A.M. before the Honorable **44TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at Texas-LawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 17TH DAY OF SEPTEMBER, 2024, in this cause, numbered **DC-24-17060** on the docket of said Court, and styled: **U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Petitioner vs. BRUCE JACKSON AND THE UNKNOWN HEIRS AT LAW OF BRENDA SMITH, DECEASED** Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, ITS SUCCESSORS IN INTEREST OR ASSIGNS, BY AND THROUGH ITS ATTORNEY OF RECORD JOSEPH M. VACEK OF ROBERTSON, ANSCHUTZ, SCHNEID, CRANE PARTNERS, PLLC, 5601 EXECUTIVE DR., SUITE 400, IRVING, TEXAS 75038, BROUGHT SUIT AGAINST BRUCE JACKSON AND THE UNKNOWN HEIRS OF BRENDA SMITH, DECEASED AND ANY OTHER PERSON CLAIMING ANY SUBORDINATE RIGHT, TITLE AND/OR INTEREST IN 114 QUAIL RUN DRIVE, SEAGOVILLE, TEXAS 75159 ("PROPERTY"), AND LEGALLY DESCRIBED AS: LOT 16, BLOCK A, OAKRIDGE ESTATES PHASE 2, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2002168, PAGE 108, OF MAP RECODS OF DALLAS COUNTY, TEXAS.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 8TH DAY OF JANUARY, 2025.**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**, Deputy

1/17,1/24,1/31,2/7

CITATION
BY PUBLICATION
THE STATE OF TEXAS
THE UNKNOWN HEIRS AT LAW OF CRYSTAL MUHAMMAD, DECEASED GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days

from the date of issuance of this citation, same being **Monday the 24TH DAY OF FEBRUARY, 2025**, at or before ten o'clock A.M. before the Honorable **68TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at Texas-LawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 29TH DAY OF OCTOBER, 2024, in this cause, numbered **DC-24-19290** on the docket of said Court, and styled: **FREEDOM MORTGAGE CORPORATION, Petitioner vs. LERINZIO BROWN, KEVIN POWELL, AND THE UNKNOWN HEIRS AT LAW OF CRYSTAL MUHAMMAD, DECEASED** Respondent. A brief statement of the nature of this suit is as follows:

THIS PROCEEDING CONCERNS THE FORECLOSURE OF A LIEN ON THE FOLLOWING REAL PROPERTY AND THE IMPROVEMENTS COMMONLY KNOWN AS 9905 CRYSTAL VALLEY WAY DALLAS TX 75227 AND MORE PARTICULARLY DESCRIBED AS LOT 50 BLOCK 3/6798 PARKWAY VILLAGE PHASE 1 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2004200, PAGE 181, MAP RECORDS OF DALLAS COUNTY, TEXAS.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 8TH DAY OF JANUARY, 2025.**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite

LEGAL NOTICES
CONTINUED

103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

1/17,1/24,1/31,2/7

CITATION
BY PUBLICATION

THE STATE OF TEXAS
TYRONE JOHNSON, THE UNKNOWN HEIRS-AT-LAW OF LASONA E. JACKSON, DECEASED AND THE UNKNOWN HEIRS-AT-LAW OF CHARLES JACKSON
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **24TH DAY OF FEBRUARY, 2025**, at or before ten o'clock A.M. before the Honorable **134TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 22ND DAY OF AUGUST, 2024, in this cause, numbered **DC-24-13721** on the docket of said Court, and styled: **LAKEVIEW LOAN SERVICING, LLC**, Petitioner vs. **CHRISTOPHER TRAYLOR, TYRONE JOHNSON, TARIK JOHNSON, KADEJA JOHNSON, JADA JACKSON, CHARLA JACKSON, CANDICE JACKSON, VIRGINIA MEADOR, THE UNKNOWN HEIRS AT LAW OF CHARLES JACKSON, THE UNKNOWN HEIRS AT LAW OF LASONA E. JACKSON, DECEASED, TOWNGATE HOMEOWNERS ASSOCIATION, INC., THE UNITED STATES OF AMERICA (IN REM)** Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF LAKEVIEW LOAN SERVICING, LLC, ITS SUCCESSORS IN INTEREST OR ASSIGNS, BY AND THROUGH ITS ATTORNEY OF RECORD JOSEPH M. VACEK OF ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

PLLC, 5601 EXECUTIVE DR., SUITE 400, IRVING, TX 75038, BROUGHT SUIT AGAINST TYRONE JACKSON, THE UNKNOWN HEIR OF LASONA E. JACKSON, DECEASED AND THE UNKNOWN HEIRS OF CHARLES JACKSON, DECEASED AND ANY OTHER PERSON CLAIMING ANY SUBORDINATE RIGHT, TITLE AND/OR INTEREST IN 2015 COURT PLACE, GARLAND TEXAS 75041 ("PROPERTY"), AND LEGALLY DESCRIBED AS: BEING LOT 8, IN BLOCK 5, OF TOWNGATE-75, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75113, PAGE 999, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 8TH DAY OF JANUARY, 2025.**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

1/17,1/24,1/31,2/7

CITATION
BY PUBLICATION

THE STATE OF TEXAS
THE UNKNOWN HEIRS AT LAW OF ANNETTE PRUITT-MORRIS, DECEASED
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **24TH DAY OF FEBRUARY, 2025**, at or before ten o'clock A.M. before the Honorable **298TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition

to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's FIRST AMENDED Petition was filed in said court, ON THIS THE 27TH DAY OF NOVEMBER, 2024, in this cause, numbered **DC-24-09583** on the docket of said Court, and styled: **FREE-DOM MORTGAGE CORPORATION**, Petitioner vs. **DARYL ANTHONY MORRIS AND THE UNKNOWN HEIRS AT LAW OF ANNETTE PRUITT-MORRIS DECEASED** Respondent. A brief statement of the nature of this suit is as follows:

THIS PROCEEDING CONCERNS THE FORECLOSURE OF A LIEN ON THE FOLLOWING REAL PROPERTY AND IMPROVEMENTS COMMONLY KNOWN AS 1033 SKYLINE DR, HUTCHINS, TX 75141, AND MORE PARTICULARLY DESCRIBED AS LOT 9, BLOCK J, OF REPLAT SKYLINE ESTATES ADDITION, AN ADDITION IN THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201800195579, PLAT RECORDS, DALLAS COUNTY, TEXAS.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 8TH DAY OF JANUARY, 2025.**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

1/17,1/24,1/31,2/7

CITATION
BY PUBLICATION

THE STATE OF TEXAS
COLLIN MCCOLLOUGH
GREETINGS:

You have been sued. You may employ an attorney. If you

or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **3RD DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **101ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 16TH DAY OF JULY, 2024, in this cause, numbered **DC-24-10541** on the docket of said Court, and styled: **FREE-DOM MORTGAGE**, Petitioner vs. **COLLIN MCCOLLOUGH** Respondent. A brief statement of the nature of this suit is as follows:

"This is a suit to for reformation of a deed of trust. On or about December 18, 2015, Collin McCollough and his then-wife, Katherine McCollough, acquired fee simple title to the property commonly known as 3113 Glendale Drive, Grand Prairie, Texas via Warranty Deed with Vendor's Lien. On or about the same day, Collin McCollough and Katherine McCollough obtained a loan USAA Federal Savings Bank. To secure repayment of the 2015 Loan, Collin McCollough and Katherine McCollough executed and delivered to USAA a Purchase Money Deed of Trust encumbering the Property. On or about June 22, 2022, Collin McCollough and Katherine McCollough were legally divorced via Final Decree of Divorce. As part of the Decree, Collin McCollough and Katherine McCollough agreed that the Defendant would receive the Property and Katherine McCollough would be paid \$50,000.00. As such, on or about July 21, 2022, Katherine McCollough conveyed all her interest in the Property to Collin McCollough. On July 21, 2022, Collin McCollough obtained a loan from Academy Mortgage Corporation. To secure repayment of the 2022 Loan, Collin McCollough executed and delivered to Academy

Mortgage a Deed of Trust encumbering the property. As part of this transaction, Defendant executed an Errors and Omissions Agreement. On or about August 3, 2022, USAA released the Prior DoT via Release of Lien. On or about March 14, 2023, Academy Mortgage assigned the Insured DoT to AmeriHome Mortgage Company, LLC via Corporate Assignment of Deed of Trust. It was discovered that the notary seal was not included on the Deed of Trust. Due to a mutual mistake in the preparation or recording of the Deed of Trust (believed to be a scrivener's error or a mutual mistake), the Deed of Trust does not include the renewal and extension exhibit and is missing the notary public's official seal. It was clearly the intent of Collin McCollough that the Deed of Trust would be valid and enforceable against the Property and would have priority over the Divorce Deed of Trust."

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 13TH DAY OF JANUARY, 2025.**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

1/17,1/24,1/31,2/7

CITATION
BY PUBLICATION

The State of Texas
JUAN SIERRA,
Defendant.. in the hereinafter styled and numbered cause: **CC-24-05740-D** YOU are hereby commanded to appear before the **County Court at Law No. 4**, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date

LEGAL NOTICES
CONTINUED

of issuance hereof, being **Monday, 3rd day of March, 2025**, a Default Judgment may be taken against you.

Said Plaintiffs Original Petition was filed on in cause number **CC-24-05740-D**, Styled **CAROLYN BENJAMIN**, Plaintiff (s) vs **JUAN SIERRA**, Defendant (s). The nature of plaintiff's demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**.

This pertains to a car crash that occurred on September 11, 2022, in Dallas, Texas, in Dallas County, where Juan Sierra Naranjo failed to control his speed and crashed into the rear of Ms. Benjamin's vehicle. Mr. Sierra is responsible for damages and injuries sustained by Carolyn Benjamin.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiffs attorney **JAY JOSEPH MURRAY**, 2512 STATE STREET, DALLAS, TX 75201

HEREIN FAIL NOT, but of this writ make answer as the law requires.

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 4, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **14th day of January, 2025 A.D.**

JOHN F. WARREN, County Clerk Of the County Court of Dallas County
/s/ Momodou Bayo
By: Momodou Bayo, Deputy

1/17,1/24,1/31,2/7

CITATION BY PUBLICATION

The State of Texas **AMADOU SECKA**, Defendant. in the hereinafter styled and numbered cause: **CC-24-03418-D** YOU are hereby commanded to appear before the **County Court at Law No. 4**, of Dallas County, Texas and file a written answer at George Alien Counhouse, 600 Commerce Street, Ddlias, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being **Monday, 24th day of February, 2025**, a Default Judgment may be taken against you.

Said Plaintiffs Original Petition was filed on in cause

number **CC-24-03418-D**, Styled **SIMON BORJA**, Plaintiff(s) vs **AMADOU SECKA**, Defendant (s). The nature of plaintiffs demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**.

Pursuant to Tex.R.Civ.P. 114, Plaintiff provides the following brief statement of the nature of the suit for inclusion in the citation by publication:

"Plaintiff Simon Borja seeks to recover damages from Amadou Secka in compensation for bodily injuries Plaintiff suffered in 3 August 19, 2023 motor vehicle collision between Plaintiff and Defendant."

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Plaintiffs attorney **CLINTON DEWARD GILBERT** 870 W. INTERSTATE 30 GARLAND, TX 75043-5704

HEREIN FAIL NOT, but of this writ make answer as the law requires.

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 4, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **8th day January, 2025, A.D.**

JOHN F. WARREN, County Clerk Of the County Court of Dallas County
/s/ Momodou Bayo
By: Momodou Bayo, Deputy

1/17,1/24,1/31,2/7

CITATION BY PUBLICATION

THE STATE OF TEXAS TO: **EVELIO NUNEZ**, RESPONDENT:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The Petition of **ROGER ELMER UMANZOR AND GENOVEVA UMAN-**

ZOR, Petitioner, was filed in the **254TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas **ON THIS THE 5TH DAY OF DECEMBER, 2023**, against **EVELIO NUNEZ AND ENCARNACION DE JESUS UMANZOR-GALEAS** Respondent, numbered **DF-23-16684** and entitled "In the Interest of **BRANDER NOE UMANZOR-GALEAS** a child (or children). The date and place of birth of the child (children) who is (are) the subject of the suit: **B.N.U-G. DOB: MAY 14, 2008 POB: NOT STATED.**

"The Court has authority in this suit to enter any judgment or decree in the child's (children's) interest which will be binding on you, including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's (children's) adoption."

HEREIN FAIL NOT, but of this writ make due return showing how you have executed the same.

WITNESS: FELICIA PITRE, Clerk of the District Courts, Dallas County, Texas.

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 8TH DAY OF JANUARY, 2025.**

ATTEST: FELICIA PITRE Clerk of the District Courts Dallas County, Texas
By: **SHELIA BRADLEY**, Deputy

1/17,1/24,1/31,2/7

CITATION BY PUBLICATION THE STATE OF TEXAS

EVELYN SARMIENTO Defendant.....in the hereinafter styled and numbered cause: **CC-23-06420-E**

YOU are hereby commanded to appear before the **County Court at Law No. 5**, of Dallas County, Texas, and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being **Monday, 10th day of March, 2025**, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-23-06420-E**, Styled **CINDY ESCOBAR-CASTANEDA**, Plaintiff (s) vs **CHRISTINA WILLIAMS; EVELYN SARMIENTO**, Defendant (s). The nature of plaintiff's demand being as follows: **DAMAGES (COLLI-**

SION) (ACCOUNT). "Plaintiff Cindy Escobar-Castaneda seeks to recover damages from Evelyn Sarmiento in compensation for bodily injuries Plaintiff suffered in a January 30, 2023 motor vehicle collision between Plaintiff and Defendant."

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiff's attorney **CLINTON DEWARD GILBERT**, 870 W Interstate 30, Garland, TX 75043.

HEREIN FAIL NOT, but of this writ make answer as the law requires.

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 5, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **21st day of January, 2025 A.D.**

JOHN F. WARREN, County Clerk Of the County Court of Dallas County
By: Momodou Bayo, Deputy

1/24,1/31,2/7,2/14

CITATION BY PUBLICATION

THE STATE OF TEXAS **LEONARDO ILLANES AND MONICA INZA** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being **Monday the 10TH DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **192ND DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, **ON THIS THE 3RD DAY OF JULY, 2024**, in this cause, numbered **DC-24-09827** on the docket of said Court, and styled: **PRESTO LLOYD BACELINE, LLC**, Petitioner vs. **GOLD-**

MINE INVESTMENTS, LLC D/B/A BOUDOIR HAIR CONCEPTS, LEONARDO ILLANES, AND MONICA INZA Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF PRESTON LLOYD BACELINE, LLC HAS FILED SUIT AGAINST DEFENDANTS FOR THEIR BREACH OF CONTRACT (LEASE) PERTAINING TO REAL PROPERTY LOCATED AT 19009 PRESTON ROAD IN DALLAS, TEXAS 75252. PLAINTIFF'S CLAIMS ARE MORE FULLY SET FORTH IN PLAINTIFF'S ORIGINAL PETITION WHICH IS ON FILE WITH THIS COURT.**

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 24TH DAY OF JANUARY, 2025**

FELICIA PITRE Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**, Deputy

1/31,2/7,2/14,2/21

CITATION BY PUBLICATION

THE STATE OF TEXAS **LUIS RODRIGUEZ** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being **Monday the 10TH DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **14TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit.

**LEGAL NOTICES
CONTINUED**

These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 24TH DAY OF JULY, 2024, in this cause, numbered **DC-24-11043** on the docket of said Court, and styled: **DANIEL GARCIA CUBERO, Petitioner vs. HOLMAN CHAVARRIA MONTENEGRO AND LUIS RODRIGUEZ** Respondent. A brief statement of the nature of this suit is as follows: **ON OR ABOUT FEBRUARY 19, 2023, DEFENDANT CHAVARRIA MONTENEGRO WAS TRAVELLING ON SECOND AVENUE IN THE RIGHT LANE. PLAINTIFF AND ANOTHER VEHICLE WERE TRAVELING IN THE RIGHT AND LEFT LANES IN FRONT OF DEFENDANT CHAVARRIA MONTENEGRO. DEFENDANT CHAVARRIA MONTENEGRO IMPROPERLY CHANGED LANES AND ATTEMPTED TO DRIVE BETWEEN PLAINTIFF'S VEICLE AND THE OTHER VEHICLE WHEN HE STRUCK BOTH VEHICLES. PLAINTIFF WAS PUSHED INTO A DITCH WHERE HE SUBSEQUENTLY STRUCK A TREE. THIS COLLISION CAUSED SEVERE INJURIES TO PLAINTIFF.**

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 24TH DAY OF JANUARY, 2025.**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY,**
Deputy

1/31,2/7,2/14,2/21

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
MARCO CORTEZ GREETINGS:

You have been sued. You may employ an attorney. If you

or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **17TH DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **101ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 6TH DAY OF APRIL, 2022, in this cause, numbered **DC-22-03811** on the docket of said Court, and styled: **ONCOR ELECTRIC DELIVERY COMPANY LLC, Petitioner vs. MARCO CORTEZ** Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF ONCOR ELECTRIC DELIVERY COMPANY LLC FILED A LAWSUIT AGAINST DEFENDANT MARCO CORTEZ ON APRIL 6, 2022, FOR TOTALING DAMAGES OF \$13,546.50. SAID DAMAGES OCCURRED ON APRIL 19, 2020, AT OR IN THE VICINITY OF 5800 LEMON A VENUE AND INWOOD ROAD, DALLAS, TEXAS. SPECIFICALLY, DEFENDANT MARCO CORTEZ OWNED A 2009 CHEVROLET SILVERADO, LOST CONTROL AND COLLIDED WITH ONCOR'S PROPERTY, CAUSING EXTENSIVE DAMAGE.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 28TH DAY OF JANUARY, 2025**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202

By: **SHELIA BRADLEY,**
Deputy

1/31,2/7,2/14,2/21

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
CESAR CASTRO VAZQUEZ GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **17TH DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **160TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 9TH DAY OF OCTOBER, 2024, in this cause, numbered **DC-24-18262** on the docket of said Court, and styled: **ISABEL C. GUTIERREZ, Petitioner vs. CESAR CASTRO VAZQUEZ** Respondent. A brief statement of the nature of this suit is as follows:

CONCERNING TITLE TO LAND AND REAL ESTATE LOCATED IN DALLAS COUNTY.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 27TH DAY OF JANUARY, 2025**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY,**
Deputy

1/31,2/7,2/14,2/21

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
LEONARDO ILLANES AND MONICA INZA GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **10TH DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **192ND DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 3RD DAY OF JULY, 2024, in this cause, numbered **DC-24-09827** on the docket of said Court, and styled: **PRESTO LLOYD BACELINE, LLC, Petitioner vs. GOLDMINE INVESTMENTS, LLC D/B/A BOUDOIR HAIR CONCEPTS, LEONARDO ILLANES, AND MONICA INZA** Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF PRESTON LLOYD BACELINE, LLC HAS FILED SUIT AGAINST DEFENDANTS FOR THEIR BREACH OF CONTRACT (LEASE) PERTAINING TO REAL PROPERTY LOCATED AT 19009 PRESTON ROAD IN DALLAS, TEXAS 75252. PLAINTIFF'S CLAIMS ARE MORE FULLY SET FORTH IN PLAINTIFF'S ORIGINAL PETITION WHICH IS ON FILE WITH THIS COURT.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 24TH DAY OF JANUARY, 2025**

FELICIA PITRE
Clerk of the District Court of

Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY,**
Deputy

1/31,2/7,2/14,2/21

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
THE UNKNOWN HEIRS AT LAW OF MARION WHITMAN GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **10TH DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **191ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 19TH DAY OF SEPTEMBER, 2024, in this cause, numbered **DC-24-17270** on the docket of said Court, and styled: **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRU T 2007-HE1 MORTGAGE PASS THROUGH CERTIFICATES. SERIE 2007-HE1** Petitioner vs. **CYNTHIA REGINA WHITMAN AKA CYNTHIA WHITMAN LAZENBY, CARKETHA OMEGA DAVIS AKA CARKETHA OMEGA JONES, CARMEN GIQUITER DAVIS AKA CARMEN DAVIS HOOKER, CAMINA DESHAWN DAVIS AKA CAMINA DESHAWN JENNINGS AKA CAMINA THOMAS, HAROLD R WHITMAN III, AMBERLEY WHITMAN AND THE UNKNOWN HEIRS AT LAW OF MARIO WHITMAN** Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, A TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2007-HE1 MORTGAGE PASS THROUGH

CERTIFICATES, SERIES 2007-HE1, BY AND THROUGH ITS ATTORNEY OF RECORD, DANYA F. GLADNEY OF CODILIS & MOODY, P.C., 20405 STATE HIGHWAY 249, SUITE 170, HOUSTON, TEXAS 77070, BROUGHT SUIT UNDER CAUSE NO. DC-24-17270 IN THE 191ST JUDICIAL DISTRICT COURT OF DALLAS COUNTY, TEXAS, FOR ENFORCEMENT AND FORECLOSURE OF DEED OF TRUST LIEN ON THE FOLLOWING DESCRIBED REAL PROPERTY OF WHICH DEFENDANTS, THE UNKNOWN HEIRS AT LAW OF MARION WHITMAN, ARE POTENTIAL PARTIES IN INTEREST: LOT 3-B, GUY ALLEN SUBDIVISION OF PART OF LOTS 3 AND 4-D, BLOCK C/4354, GLENDALE ACRE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 159, MAP RECORDS, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 4730 KILDARE AVE, DALLAS, TX 75216.

as is more fully shown by Petitioner's Petition on file in this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved.

The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 23RD DAY OF JANUARY, 2025**

FELICIA PITRE
Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

1/31,2/7,2/14,2/21

CITATION BY PUBLICATION THE STATE OF TEXAS
KEYLA ABIGAIL BAUTISTA RAMOS,
Defendant.....in the hereinafter styled and numbered cause: **CC-24-04823-D**
YOU are hereby commanded to appear before the **County Court at Law No. 4**, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or be-

fore 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being **Monday, 17th day of March, 2025**, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-24-04823-D**, Styled **KAYREN DENYSE HARRIS** Plaintiff (s) vs **TEODOSIO ALEJANDRO MONTOYA-ALVARADO; KEYLA ABIGAIL BAUTISTA RAMOS**, Defendant (s). The nature of plaintiffs demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**.

This lawsuit is based on a motor vehicular collision occurring on or about October 20, 2023, at or near the intersection of at or near the South belt Line Road and Merrydale Drive in Dallas, Texas. The collision was proximately caused by the negligence and/or negligence per se of the Defendant. As a result of Defendant's actions, Plaintiff has suffered severe bodily, economic, and mental injuries for which Plaintiff now brings this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiffs attorney **PABLO AZZAD FOURNIER THELAW OFFICES F THOMAS J HENRY 5711 UNIVERSITY HEIGHTS, SUITE 101 SAN ANTONIO, TX 78249**

HEREIN FAIL NOT, but of this writ make answer as the law requires.

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 4, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **3rd day of February, 2025** A.D.

JOHN F. WARREN, County Clerk Of the County Court of Dallas County
By Momodou Bayo, Deputy

2/7,2/14,2/21,2/28



CITATION BY PUBLICATION THE STATE OF TEXAS
TO: **CARLOS VASQUEZ AKA CARLOS VAZQUEZ AKA JAVIER VELASQUEZ, JR. AND UNKNOWN AND TO ALL WHOM IT MAY**

CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 17th MARCH 2025, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 304th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 304th Court of Dallas County, Texas on the 30th day of April, 2024, against **JEIMY CRUZ SANCHEZ AKA JEIMY DEL CARMEN CRUZ, CARLOS VASQUEZ AKA CARLOS VAZQUEZ AKA JAVIER VELASQUEZ, AND UNKNOWN** Respondent(s), numbered **JC-24-00646-W-304th**, and entitled, **IN THE INTEREST OF JONATHAN CRUZ, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP**. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is **JONATHAN CRUZ** born 11/19/2015.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon you including the termination of the parent-child relationship, the de-

termination of paternity and the appointment of a conservator with authority to consent to the child's/children's adoption. as is more fully shown by Petitioner's Petition on file in this suit.

HEREIN FAIL NOT, but of this writ make due return showing how you have executed the same.

WITNESS: FELICIA PITRE, Clerk of the District Courts, Dallas County, Texas.

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the City of Dallas, this the 3rd of February, 2025.

ATTEST: **FELICIA PITRE**
Clerk of the District Courts
Dallas County, Texas
By: **Antoinette Cuning**, Deputy

2/7



CITATION BY PUBLICATION THE STATE OF TEXAS
TO: UNKNOWN AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 17th MARCH 2025, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 304th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 304th Court of Dallas County, Texas on the 20th day of June, 2024, against **JENNIFER REYES AKA JENNIFER REYES VALTIERRA, AND UNKNOWN**, Respondent(s), numbered **JC-24-00777-W-304th**, and entitled,

IN THE INTEREST OF LUNA JADE REYES AND MARLEIGH AVA COSTILLA, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is **LUNA JADE REYES**, born 2/11/2021 and **MARLEIGH AVA COSTILLA** born 6/12/2024.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon you including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's/children's adoption. as is more fully shown by Petitioner's Petition on file in this suit.

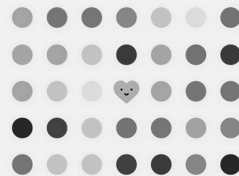
HEREIN FAIL NOT, but of this writ make due return showing how you have executed the same.

WITNESS: FELICIA PITRE, Clerk of the District Courts, Dallas County, Texas.

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the City of Dallas, this the 3rd of February, 2025.

ATTEST: **FELICIA PITRE**
Clerk of the District Courts
Dallas County, Texas
By: **Antoinette Cuning**, Deputy

2/7



YOUR KINDNESS IS CONTAGIOUS.