

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, April 2, 2024

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. RYLIE MOBILE HOME PARK LLC - 040224-37	TX-22-01728	1127 COMPTON ST.	DALLAS	\$ 6,673.32	12%	\$ 3,017.98
DALLAS COUNTY VS. LOUIS N. ADAMS - 040224-38	TX-19-00144	5121 WOODSBORO DR.	BALCH SPRINGS	\$ 9,067.47	12%	\$ 6,845.74
AND ASSIGNS OF THE BRIARWOOD PARK HOMEOWNERS ASSOCIATION AKA BRIARWOOD PARK HOA - 040224-39	TX-19-01400	1701 PLUM CREEK DR.	DESOTO	\$ 5,172.87	12%	\$ 3,379.98
DALLAS COUNTY VS. THE AMERICANA GROUP OF COMPANIES, INC. - 040224-40	TX-22-01380	1 FALCON DR.	DESOTO	\$ 16,483.10	12%	\$ 3,436.16
DALLAS COUNTY VS. ANTONIO SANCHEZ - 040224-41	TX-22-01540	10356 TAMWORTH DR.	DALLAS	\$ 38,953.42	12%	\$ 980.00
OVATION SERVICES LLC VS. ANNIE MARIE JOHNSON - 040224-42	TX-21-00196	1713 TIGRIS TRL	MESQUITE	\$ 60,728.88	12% & 9.90%	\$ -
CARROLLTON-FARMERS BRANCH ISD VS. CHARLES MARTIN MANLY - 040224-43	TX-23-00219	2110 TECUMSEH TRACE	CARROLLTON	\$ 6,508.52	12%	\$ 791.00
CITY OF GARLAND & GARLAND ISD VS. JUAN D. DELAROSA - 040224-44	TX-23-00286	4217 WINDSOR DR.	GARLAND	\$ 9,348.15	12%	\$ 876.00
CITY OF GARLAND & GARLAND ISD VS. JORGE R. CARDONA - 040224-45	TX-23-00117	1229 RAVINA DR.	GARLAND	\$ 6,744.70	12%	\$ 796.00
CITY OF GARLAND & GARLAND ISD VS. RAMONA A. AREVALO - 040224-46	TX-23-00382	1432 MORRISON CIR.	GARLAND	\$ 12,592.25	10% & 12%	\$ 964.00
DALLAS COUNTY VS. L.E. MOFFITT, TRUSTEE AKA LAWRENCE MOFFIT - 040224-47	TX-16-01354	2801 MOORLAND RD.	NO TOWN DALLAS COUNTY	\$ 18,096.72	12%	\$ 5,403.15
DALLAS COUNTY VS. JERRY TIERNEY, JR. - 040224-48	TX-17-00835	1305 DEWBERRY DR.	WILMER	\$ 21,728.60	12%	\$ 8.00
GARLAND ISD VS. RAMIRO Q. ROASA - 040224-49	TX-23-00463	3005 KYLE RD.	ROWLETT	\$ 46,818.46	12%	\$ 4,662.86
AZURE HOMEOWNERS ASSOCIATION INC. VS. LONNIE JOHNSON - 040224-50	DC-23-05128	2900 MCKINNON ST., UNIT 30	DALLAS	\$ 14,992.09	18%	\$ 366.00
VR PHASE II HOMEOWNERS ASSOCIATION VS. CHRISTOPHER STRONG - 040224-51	DC-19-06488	1124 PEDERNALES TR.	IRVING	\$ 1,652.07	18%	\$ 474.00
BTH BANK, NATIONAL ASSOCIATION VS. KEVIN LOPER, FORMAN INDUSTRIES INC. AND INSANE VINYL, LLC - 040224-52	DC-22-07811	6554 FISHER RD	DALLAS	\$ 25,235.00	18%	\$ 379.00

SHERIFF'S SALES



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 040224-37
BY VIRTUE OF AN Order of Sale issued out of the Honorable 95th Judicial District Court on the 13th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. RYLIE MOBILE HOME PARK LLC, ET AL, Defendant(s), Cause No. TX-22-01728, (Judgment Date Prior To Judgment Nunc Pro Tunc, is April 3, 2023). To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 3rd day of April, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1127 COMPTON ST, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000266803000000 ; LOT 12, BLOCK

A/3391-1/2 OF THE LINCOLN PARK ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE QUIT CLAIM DEED RECORDED AS INSTRUMENT N U M B E R 201500239610 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1127 COMPTON STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2002-2022=\$259.84, PHD: 2002-2022=\$302.02, DCCCD N/K/A DALLAS COLLEGE: 2002-2022=\$113.40, DCSEF: 2002-2022=\$8.88, DALLAS ISD: 2002-2022=\$1,551.60, CITY OF DALLAS: 2002-2022=\$862.99, CITY OF DALLAS WEED LIENS: W1000120404=\$452.44, W1000130674=\$429.00, W1000131227=\$414.76, W1000146988=\$394.71, W1000029999/L B R W -

970070749=\$504.85, W1000169457=\$314.70, W1000179561=\$247.52, W1000029964/L B R W - 970070269=\$454.31, W1000163016=\$370.79.
Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$6,673.32 and 12% interest thereon from 04/03/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,017.98 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
SHERIFF'S SALES
CONTINUED ON NEXT PAGE

**SHERIFF'S SALES
CONTINUED**

PRIVATE COUNSEL.

"LA PROPIEDAD SE VENDE COMO ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22



**NOTICE OF
SHERIFF'S SALE
(REAL ESTATE)**
040224-38

BY VIRTUE OF AN Order of Sale issued out of the Honorable 116th Judicial District Court on the 13th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. LOUIS

N. ADAMS, ET AL, Defendant(s), Cause No. TX-19-00144 COMBINED W/TX-13-31212, JUDGMENT DATE IS APRIL 17, 2014. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 17th day of April, 2014, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 5121 WOODSBORO DR, BALCH SPRINGS, DALLAS COUNTY, TEXAS. ACCT. NO. 60156500060330000 ; LOT 33 BLOCK F, PLEASANT FOREST ADDITION, AN ADDITION IN THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED IN VOLUME 5037 PAGE 552 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 5121 WOODSBORO DRIVE, THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS. TX-19-00144: DALLAS COUNTY: 2014-2018=\$243.26, PHD: 2014-2018=\$282.52, DCCCD: 2014-2018=\$124.01, DCSEF: 2014-2018=\$9.87, DALLAS ISD: 2018=\$1,304.43, CITY OF BALCH SPRINGS: 2014-2018=\$803.45, TX-13-31212: DALLAS COUNTY: 1993-2013=\$548.20, CITY OF BALCH SPRINGS: 1993-2013=\$1,631.34, DALLAS ISD: 1993-2013=\$3,329.30, DCCCD: 1993-2013=\$208.60, DCSEF: 1993-2013=\$16.55, PHD: 1993-2013=\$617.75.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$9,067.47 and 12% interest thereon from 04/17/2014 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$6,845.74 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."

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.

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GIVEN UNDER MY HAND this 21st day of February, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22



**NOTICE OF
SHERIFF'S SALE
(REAL ESTATE)**
040224-39

BY VIRTUE OF AN Order of Sale issued out of the Honorable 116th Judicial District Court on the 14th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. THE UNKNOWN SHAREHOLDERS, SUCCESSORS, AND

ASSIGNS OF THE BRIARWOOD PARK HOMEOWNERS ASSOCIATION, A/K/A BRIARWOOD PARK HOA, Defendant(s), Cause No. TX-19-01400. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 10th day of July, 2020, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1701 PLUM CREEK DR, DESOTO, DALLAS COUNTY, TEXAS. ACCT. NO. 20005790010010000 ; PART OF LOT 1, LESS RIGHT OF WAY, BLOCK 1 OF BRIARWOOD ADDITION NO. 1, AN ADDITION IN THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 2002165 PAGE 118 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1701 PLUM CREEK DRIVE, THE CITY OF DESOTO, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2001-2019=\$198.27, PHD: 2001-2019=\$255.61, DCCCD: 2001-

*SHERIFF'S SALES
CONTINUED ON NEXT PAGE*

**SHERIFF'S SALES
CONTINUED**

2019 = \$61.94, DCSEF: 2001-2006, 2009-2019=\$5.67, DESOTO ISD: 2001-2019=\$1,615.39, CITY OF DESOTO: 2001-2019=\$617.48, CITY OF DESOTO REMOVAL OF NUISANCE LIEN: INSTRUMENT NO. 201500256773=\$2,419.00.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$5,172.87 and 12% interest thereon from 07/10/2020 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,379.98 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."

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PRIVATE COUNSEL.

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GIVEN UNDER MY HAND this 21st day of February, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22



**NOTICE OF
SHERIFF'S SALE
(REAL ESTATE)**
040224-40

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 14th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. THE AMERICAN GROUP OF COMPANIES, INC, Defendant(s), Cause No.

TX-22-01380. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 20200365988 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 February, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1 FALCON DRIVE, DESOTO, DALLAS COUNTY, TEXAS. ACCT. NO. 200314000300A0000; BEING A 0.1647 ACRE TRACT OF LAND LOCATED IN BLOCK THREE, PARCEL A OF EAGLE INDUSTRIAL PARK, SECTION ONE, SITUATED IN THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 84230 PAGE 4340 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE COMMONLY AD-DRESSED AS 1 FALCON DRIVE, THE CITY OF DESOTO, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2010-2022=\$745.32, PHD: 2010-2022=\$844.37, DALLAS COLLEGE: 2010-2022=\$365.05, DCSEF: 2010-2022=\$30.86, DALLAS ISD: 2010-2022=\$3,971.10, CITY OF DESOTO: 2010-2022=\$2,279.80,

CITY OF DESOTO WEED LIENS: 15-4766 WL 201500226613=\$466.00, 15-8549 WL 201600063084=\$507.00, 16-3615 WL 201600262608=\$400.00, 16-7585 WL 201700039605=\$390.00, 17-1865 WL 201700210643=\$379.00, 17-8888 WL 201800076793=\$363.00, 19-2486 WL 201900265745=\$295.00, 20-2998 WL 202000299170=\$299.00, 20-4750 WL 202000316167=\$298.00, 20-4757 WL 202000316175=\$402.00, 20-6414 WL 202100011545=\$294.00, 20-7919 WL 202100058173=\$298.00, 21-3055 WL 202100293498=\$283.00, 21-4862 WL 202100324010=\$281.00, 21-6300 WL 202100386538=\$277.00, 21-7888 WL 202200064792=\$272.00, 22-2551 WL 202200226758=\$261.00, 22-4797 WL 202200291863=\$251.00, 22-6324 WL 202300001698=\$251.00, 22-7521 WL 202300014827=\$301.00, CITY OF DESOTO LITTER LIENS: 17-4691 LM 201700298993=\$338.00, 17-6743 LM 201800009306=\$408.00, 18-5936 LM 201800317916=\$346.00, 18-8209 LM 201900043316=\$340.00, 19-5949 LM 202000007533=\$289.00.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$16,483.10 and 12% interest thereon from 02/15/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,436.16 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 PUR-

POSE. 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."

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*SHERIFF'S SALES
CONTINUED ON NEXT PAGE*

SHERIFF'S SALES
CONTINUED

CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February, 2024.

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
040224-41

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 16th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ANTONIO SANCHEZ, ET AL, Defendant(s), Cause No. TX-22-01540. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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.sheriffsauctions.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 18th day of September, 2023, A.D. or at any time thereafter, of, in and to the following described

property, to-wit: PROPERTY ADDRESS: 10356 TAMWORTH DR, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0067230B000240000 ; LOT 24, BLOCK B/6723, OF NANTUCKET VILLAGE, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 2005111 PAGE 6100 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 10356 TAMWORTH DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 1 3 - 2022=\$1,497.32, PHD: 2013-2022=\$1,718.06, DALLAS COLLEGE: 2013-2022=\$767.71, DCSEF: 2013-2022=\$61.57, DALLAS ISD: 2013-2018, 2 0 2 0 - 2022=\$4,688.17, CITY OF DALLAS: 2 0 1 3 - 2022=\$4,875.71, CITY OF DALLAS LIENS: DEMOLITION LIEN: D 7 0 0 0 0 5 4 8 7 = \$12,359.74, SECURE CLOSURE LIENS: S 9 0 0 0 1 7 5 4 8 = \$ 3 1 5 . 7 9 , S 9 0 0 0 1 6 5 8 0 = \$ 3 6 1 . 6 6 , S 9 0 0 0 1 5 3 6 0 = \$ 5 6 0 . 1 3 , S 9 0 0 0 1 6 4 4 1 = \$ 9 3 3 . 0 2 , S 9 0 0 0 1 6 6 8 2 = \$ 3 5 1 . 4 8 , S 9 0 0 0 1 6 3 2 7 = \$452.58, WEED L I E N S : W 1 0 0 0 1 5 4 5 1 2 = \$ 4 5 8 . 5 1 , W 1 0 0 0 1 5 6 1 0 8 = \$ 3 8 2 . 0 7 , W 1 0 0 0 1 5 6 5 2 1 = \$ 3 2 7 . 7 5 , W 1 0 0 0 1 6 1 1 9 2 = \$ 3 8 8 . 7 7 , W 1 0 0 0 1 6 3 9 3 2 = \$ 3 8 1 . 7 8 , W 1 0 0 0 1 6 9 6 4 3 = \$ 3 0 0 . 7 3 , W 1 0 0 0 1 6 9 6 8 3 = \$ 3 6 1 . 9 0 , W 1 0 0 0 1 7 3 5 5 1 = \$ 2 9 2 . 1 7 , W 1 0 0 0 1 7 7 1 4 = \$ 2 9 4 . 5 5 , W 1 0 0 0 1 8 1 1 9 5 = \$ 3 0 5 . 0 5 , W 1 0 0 0 1 8 6 0 1 3 = \$ 3 1 8 . 0 2 , W 1 0 0 0 1 9 0 8 4 3 = \$ 4 5 6 . 5 2 , W 1 0 0 0 2 3 0 4 8 7 = \$ 1 4 9 . 5 8 , W 1 0 0 0 2 2 5 5 9 4 = \$ 1 4 9 . 9 1 , W 1 0 0 0 1 3 0 2 2 0 = \$ 5 4 0 . 2 2 , W 1 0 0 0 1 2 4 2 8 6 = \$ 4 9 4 . 6 7 , W 1 0 0 0 1 6 8 7 3 2 = \$ 3 6 5 . 4 4 , W 1 0 0 0 1 7 1 9 8 4 = \$ 2 8 3 . 0 5 ,

W 1 0 0 0 1 5 1 1 6 6 = \$ 5 0 3 . 6 5 , W 1 0 0 0 1 5 2 6 9 3 = \$ 3 6 3 . 2 8 , W 1 0 0 0 2 1 9 5 4 4 = \$ 1 7 2 . 6 9 , W 1 0 0 0 2 1 6 9 2 0 = \$ 2 7 8 . 3 4 , W 1 0 0 0 2 1 4 8 3 9 = \$ 2 5 3 . 7 0 , W 1 0 0 0 2 1 1 1 9 4 = \$ 1 5 7 . 1 0 , W 1 0 0 0 2 0 2 9 9 8 = \$307.08, HEAVY CLEAN LIEN: HC1000211423= \$ 4 7 1 . 4 8 , HC1000221619= \$ 2 4 7 . 3 4 , HC1000210463= \$ 3 7 9 . 6 1 , HC1000230286= \$449.00, LITTER LIEN: L1000214129= \$176.52.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$38,953.42 and 12% interest thereon from 09/18/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$980.00 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-42

BY VIRTUE OF AN Order of Sale issued out of the Honorable 134th Judicial District Court on the 30th day of January, 2024, in the case of plaintiff OVATION SERVICES, LLC, Plaintiff, vs. ANNIE MARIE JOHNSON, Defendant(s), Cause No. TX-21-00196. To me, as sheriff,

directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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.sheriffsauctions.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 5th day of September, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1713 TIGRIS TRL, MESQUITE, DALLAS COUNTY, TEXAS. TAX AC-C O U N T : 380538200J0020000; LOT 2, BLOCK J, OF CREEK CROSSING ESTATES NO. 3, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86225 PAGE 4577 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. OVATION SERVICES LLC: 2008-2014=\$29,893.56 @ 9.900% INTEREST PER ANNUM. DALLAS COUNTY: 2018-2022=\$1,948.13, PHD: 2018-2022=\$2,295.11, DCCCD: 2018-2022=\$1,041.05, DCSEF: 2018-2022=\$82.94, MESQUITE ISD: 2016, 2018-2021=\$17,311.92, CITY OF MESQUITE: 2016, 2018-2021=\$8,156.17.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$60,728.88 and 12% & 9.900% interest thereon from 09/05/2023 in favor of OVATION SERVICES LLC, DALLAS COUNTY ET AL, MESQUITE ISD & CITY OF MESQUITE 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 en-

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

SHERIFF'S SALES CONTINUED

cumbrances, 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 [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February 2024.

MARIAN BROWN

Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-43

BY VIRTUE OF AN Order of Sale issued out of the Honorable 14th Judicial District Court on the 30th day of January, 2024, in the case of plaintiff CARROLLTON-FARMERS BRANCH ISD, Plaintiff, vs. CHARLES MARTIN MANLY, Defendant(s), Cause No. TX-23-00219. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 10th day of November, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2110 TECUMSEH TRACE, CARROLLTON, DALLAS COUNTY, TEXAS. TRACT 1: GEO: 14074500090160000. LOT 16, BLOCK 9, PALO ALTO PARK NO. 2 ADDITION, AKA 2110 TECUMSEH TRACE, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS. AS RECORDED IN VOLUME 2001039, PAGE 3704, OF THE DALLAS COUNTY

DEED RECORDS. CARROLLTON-FARMERS BRANCH ISD: 2021-2022=\$6,508.52.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$6,508.52 and 12% interest thereon from 11/10/2023 in favor of CARROLLTON-FARMERS BRANCH ISD and all cost of court amounting to \$791.00 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 [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBIL-

ARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February 2024.

MARIAN BROWN

Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-44

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 30th day of January, 2024, in the case of plaintiff CITY OF GARLAND & GARLAND ISD, Plaintiff, vs. JUAN D. DELAROSA, Defendant(s), Cause No. TX-23-00286. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 17th day of November, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 4217 WINDSOR

DR. GARLAND, DALLAS COUNTY, TEXAS. TRACT 1: GEO: 26651500150160000. LOT 16, BLOCK 15, WALNUT TERRACE NO. 2 ADDITION, AKA 4217 WINDSOR DR, CITY OF GARLAND, TEXAS. AS RECORDED IN INSTRUMENT 201100310606 OF THE DALLAS COUNTY DEED RECORDS. GARLAND ISD: 2022=\$2,421.92, CITY OF GARLAND: 2022=\$1,710.08. DALLAS COUNTY ET AL: 2018-2022=\$5,216.15.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$9,348.15 and 12% interest thereon from 11/17/2023 in favor of CITY OF GARLAND & GARLAND ISD and all cost of court amounting to \$876.00 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 [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

SHERIFF'S SALES CONTINUED

SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February 2024.

MARIAN BROWN

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

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

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-45

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 30th day of January, 2024, in the case of plaintiff CITY OF GARLAND & GARLAND ISD, Plaintiff, vs. JORGE R. CARDONA, Defendant(s), Cause No. TX-23-00117. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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.sheriffsauctions.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 27th day of October, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1229 RAVINA DRIVE, GARLAND, DALLAS COUNTY, TEXAS. TRACT 1: GEO: 26435500180180000; LOT 18, BLOCK 18, ORCHARD HILLS ESTATES NO. 8 ADDITION, AKA 1229 RAVINA DRIVE, CITY OF GARLAND, TEXAS. AS RECORDED IN VOLUME 2004145, PAGE 10044, OF THE DALLAS COUNTY DEED RECORDS. GARLAND ISD: 2021-2022=\$6,744.70.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$6,744.70 and 12% interest thereon from 10/27/2023 in favor of GARLAND ISD and all cost of court amounting to \$796.00 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 [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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.

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MATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February 2024.

MARIAN BROWN

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

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

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-46

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 31st day of January, 2024, in the case of plaintiff CITY OF GARLAND & GARLAND ISD, Plaintiff, vs. RAMONA A. AREVALO, ET AL, Defendant(s), Cause No. TX-23-00382. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 Auc-

tions 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.sheriffsauctions.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 29th day of November, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1432 MORRISON CIRCLE, GARLAND, DALLAS COUNTY, TEXAS. TRACT 1: GEO: 26398500070330000; LOT 33, BLOCK G, NORTHLAKE ESTATES NO. 4 ADDITION, AKA 1432 MORRISON CIRCLE, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 90101, PAGE 3300 OF THE DALLAS COUNTY DEED RECORDS. GARLAND ISD: 2021-2022=\$2,894.36, CITY OF GARLAND: 2022=\$1,299.38, DALLAS COUNTY ET AL: 2021-2022=\$1,388.04. HUNTER-KELSEY IV, LLC DBA PROPEL FINANCIAL SERVICES, SERVICER AND ATTORNEY IN FACT FOR FNA 2019-1, LLC (IN REM ONLY): 2015-2017, 2019-2020=\$7,010.47 @ 10% INTEREST PER ANNUM.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$12,592.25 and 10% & 12% interest thereon from 11/29/2023 in favor of CITY OF GARLAND & GARLAND ISD and all cost of court amounting to \$964.00 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 [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February 2024.

MARIAN BROWN

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

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

3/8,3/15,3/22

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

**SHERIFF'S SALES
CONTINUED**



**NOTICE OF
SHERIFF'S SALE
(REAL ESTATE)
040224-47**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial District Court on the 20th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. L. E. M O F F I T T, TRUSTEE, A/K/A LAWRENCE MOFFIT, Defendant(s), Cause No. TX-16-01354. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 13th day of April, 2017, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2801 MOORLAND RD., NO TOWN, DALLAS COUNTY, TEXAS. ACCT. NO. 65155429010030200; TRACT 3.2, A MORE OR LESS 15.716 ACRE TRACT OUT OF

THE MONEY WEATHERFORD SURVEY, ABSTRACT NO. 1554 PAGE 290 IN DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 87103 PAGE 2605 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE COMMONLY ADDRESSED AS 2801 MOORLAND, NO TOWN, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 1 9 9 7 - 2016=\$1,811.83, PHD: 1997-2016=\$2,079.23, DCCCD: 1997-2016=\$663.59, DCSEF: 1997-2016=\$54.99, LANCASTER ISD: 1 9 9 7 - 2016=\$13,544.52.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$18,096.72 and 12% interest thereon from 04/13/2017 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$5,403.15 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, 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 SITUA-

TIONS, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, 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 OFRE-CIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp

#411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22



**NOTICE OF
SHERIFF'S SALE
(REAL ESTATE)
040224-48**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 19th day of February, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JERRY TIERNEY, JR., Defendant(s), Cause No. TX-17-00835. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 February, 2018, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1305 DEWBERRY DR., WILMER, DALLAS COUNTY, TEXAS. ACCT. NO. 54015500020200000; LOT 20, BLOCK 2 OF TAYLOR BROTHERS ADDITION, AN ADDI-

TION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 83062 PAGE 882 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1305 DEWBERRY DR., THE CITY OF WILMER, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 1 9 9 8 - 2 0 1 4 , 2016=\$2,354.71, PHD: 1998-2014, 2016=\$2,722.62, DCCCD: 1998-2 0 1 4 , 2016=\$899.25, DCSEF: 1998-2014, 2016=\$70.77, DALLAS ISD: 2006-2 0 1 4 , 2016=\$7,811.38, W I L M E R - H U T C H I N S ISD: 2 0 0 1 - 2005=\$1,738.85, CITY OF WILMER: 1 9 9 8 - 2016=\$6,131.02.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$21,728.60 and 12% interest thereon from 02/01/2018 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$8.00 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, 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

*SHERIFF'S SALES
CONTINUED ON NEXT PAGE*

SHERIFF'S SALES
CONTINUED

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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADEO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDIA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADI-

CIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February, 2024.

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
040224-49

BY VIRTUE OF AN Order of Sale issued out of the Honorable 192nd Judicial District Court on the 16th day of February, 2024, in the case of plaintiff GARLAND INDEPENDENT SCHOOL DISTRICT, Plaintiff, vs. RAMIR Q. ROASA ET AL, Defendant(s), Cause No. TX-23-00463 COMBINED W/TX-20-00873, JUDGMENT DATE IS MARCH 26, 2021. To me, as sheriff, directed and delivered, I have levied upon this 21st day of February, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April, 2024 it being the 2nd 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 March, 2021, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 3005 KYLE ROAD, ROWLETT, DALLAS COUNTY, TEXAS. ACCT. NO. 4402368004061000; LOT 61, BLOCK 4, WESTWOOD ESTATES NO 5 ADDITION, AKA 3005 KYLE ROAD, CITY OF ROWLETT, TEXAS AS RECORDED IN VOLUME 98149 PAGE 5405 OF THE DALLAS COUNTY DEED RECORDS. TX-23-00463: GARLAND ISD: 2021-2022=\$8,676.65, DALLAS COUNTY, ET AL AND CITY OF ROWLETT: 2022=\$18,059.16, TX-20-00873: GARLAND ISD: 2018-2020=\$10,356.44, DALLAS COUNTY, ET AL AND CITY OF ROWLETT: 2020=\$9,726.21.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$46,818.46 and 12% interest thereon from 03/26/2021 in favor of GARLAND INDEPENDENT SCHOOL DISTRICT, and all cost of court amounting to \$4,662.86 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, 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."

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"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CON-

SULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of February, 2024.

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-50
BY VIRTUE OF AN ORDER OF SALE issued out of the 162nd JUDICIAL DISTRICT COURT on the 2nd day of August A.D. 2023 in the case of Plaintiff, AZURE HOMEOWNERS ASSOCIATION INC vs LONNIE JOHNSON, Defendant(s), Cause No. DC 23-05128. to me, as sheriff, directed and delivered, I have levied upon this 21st day of February A.D. 2024, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April 2024 A.D. It being the 2nd 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 21st day of November, 2007, A.D. or at any time thereafter, of, in and to the following described property, to-wit: **PROPERTY ADDRESS: 2900 MCKINNON ST. UNIT 307 DALLAS TEXAS 75201. UNIT NUMBER 307. AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF AZURE, A CONDOMINIUM PROJECT IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION RECORDED IN VOLUME 2004238, PAGE 10177 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED IN VOLUME 2005050 PAGE 119 AND FILED NOVEMBER 21, 2007, RECORDED IN COUNTY CLERK'S FILE NUMBER 20070420275 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLE-**

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

*SHERIFF'S SALES
CONTINUED*

MENTS THEREOF (THE "PROPERTY") COMMONLY KNOWN AS 2900 MCKINNON ST UNIT 307, DALLAS TEXAS 75201.

"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, 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."

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PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MÁS INFORMACIÓN 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 **\$14,992.09/ PLUS \$366.00 COURT COST/PLUS \$495.15 ATTORNEY'S FEES/PLUS \$1,950.00 COSTS OF COLLECTION/PLUS 18% PER ANNUM PRE-JUDGMENT INTEREST FROM APRIL 18, 2023 THROUGH THE DAY BEFORE THE DATE OF THE JUDGMENT** and 18% interest compounded annually thereon until the date of the sale, in favor of **AZURE HOMEOWNERS ASSOCIATION INC** and all cost of court amounting to \$366.00 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 21st day of February 2024.

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-51
BY VIRTUE OF AN ORDER OF SALE issued out of the 192nd JUDICIAL DISTRICT COURT on the 2nd day of October A.D. 2019 in the case of Plaintiff, VR PHASE II HOMEOWNERS ASSOCIATION vs CHRISTOPHER STRONG, Defendant(s), Cause No. DC-19-06488. to me, as sheriff, directed and delivered, I have levied upon this 21st day of February A.D. 2024, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April 2024 A.D. It being the 2nd 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 7th day of May, 2019, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 1124 PEDERNALES TRAIL, IRVING TX 75063. LOT 25, IN

BLOCK A, OF VALLEY RANCH 16, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000010, PAGE 68, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, (THE "PROPERTY") COMMONLY KNOWN AS 1124 PEDERNALES TRAIL, IRVING TX.

"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, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN 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 **\$1,652.07/PLUS \$474.00 COURT COSTS AND FORECLOSURE COSTS/PLUS \$1,800.00 ATTORNEYS' FEES/PLUS \$502.11 COSTS OF COLLECTION/PLUS 18% PRE-JUDGMENT INTEREST FROM MAY 07, 2019 THROUGH THE DAY BEFORE JUDGMENT** and 18% **PER ANNUM, COMP O U N D E D ANNUALLY/PLUS \$500.00 ATTORNEYS' FEES IF PLAINTIFF REQUESTS A WRIT OF EXECUTION/ORDER OF SALE TO FORECLOSURE ITS LIEN ON THE PROPERTY/MINUS CREDIT OF \$4,900.00 (PER REQUEST OF SERVICE FILED ON DECEMBER 14, 2023)** interest compounded annually thereon until the date of the sale, in favor of **VR PHASE II HOMEOWNERS ASSOCIATION** and all cost of court amounting to \$474.00 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 21st day of February 2024.

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

3/8,3/15,3/22

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 040224-52
BY VIRTUE OF AN EXECUTION issued out of the 134th JUDICIAL DISTRICT COURT on the 19th day of January A.D. 2024 in the case styled BTH BANK, NATIONAL ASSOCIATION v. KEVIN LOPER, FORMAN INDUSTRIES, INC., AND INSANE VINYL, LLC, Defendants, Cause No. DC-22-07811 to me, as sheriff, directed and delivered, I have levied upon this 21st day of February A.D. 2024, and will between the

hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in April 2024 A.D. It being the 2nd day of April 2024. 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, Kevin Loper, had as of the 2nd day of December 2022, 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: 6554 FISHER ROAD, DALLAS, DALLAS COUNTY, TEXAS. ACCOUNT NUMBER: 00000396274000000; LOT 15, BLOCK 15/5424 OF RIDGEWOOD PARK NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 23, PAGE 77, MAP RECORDS, 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, 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IM-

SHERIFF'S SALES CONTINUED

PLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN 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 the Final Default Judgment entered in favor of **ORIGIN BANK, SUCCESSOR-BY-MERGER TO BTH BANK, NATIONAL ASSOCIATION**, on December 2, 2022, in Cause No. DC-22-07811 in the 134th Judicial District Court of Dallas County, Texas in the following amounts:

Promissory Note dated January 15, 2021, as amended, renewed, modified, and

extended ("Forman Note"): Against Forman and Loper, jointly and severally, for the unpaid principal balance plus accrued interest and charges through June 24, 2022, due and owing in the amount of **\$3,178,423.65, with interest continuing to accrue at the rate of \$1,520.7061 per day from June 25, 2022, until December 2, 2022.**

Promissory Note dated February 1, 2021, as amended, renewed, modified, and extended ("Insane Vinyl Note"): Against Insane Vinyl and Loper, jointly and severally, for the unpaid principal balance plus accrued interest and charges to November 16, 2022, due and owing in the amount of **\$241,393.15, with interest continuing to accrue at the rate of \$37.9028595 per day from November 17, 2022, until December 2, 2022.**

In addition to the above amounts, the reasonable and necessary attorneys' fees in the amount of **\$25,235.00; \$379.00** as costs of court; and **post-judgment interest on all amounts awarded in the Final Default Judgment at the rate of eighteen percent (18%) per annum from the date of the Final Default Judgment until the date the Final Default Judgment is paid 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 21st day of February 2024.

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

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

3/8,3/15,3/22

CONSTABLE'S SALES

NOTICE OF CONSTABLE'S SALE (REAL ESTATE)

BY VIRTUE OF AN ORDER OF SALE, issued by the 193rd District Court, of Dallas County, Texas, on the **27th day of February A.D. 2024**, in the case of **MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION**, Plaintiff, versus **TAJA GUERIN**, Defendant. To me, as deputy constable directed and delivered, I have levied upon this **29th day of February A.D. 2024**, and will start between the hours of 10:00 AM and 4:00 PM on the 1st Tuesday in the month of March A.D., 2024

The Dallas County Records Building The Multipurpose Room – 7th Floor

Being the 2nd day of said month, at the Dallas County Records Building, 500 Elm St. Room 3 on the 7th floor,

In the city of Dallas, proceed to sell at public auction to the highest bidder, for Cash in Hand all Rights, title, and interest which the aforementioned defendant has on the **29th day of February A.D. 2024** or at any time thereafter, of, in and to the following described property, to-wit: **LOT 1, BLOCK 3, THE REVISED PLAT OF MEADOWCREEK VILLAGE, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 71158, PAGE(S) 2377, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.** Better known as: **744 Ticonderoga Drive, Garland, Texas, 75043**

Said property being levied on as the property of aforesaid defendants and will be sold to satisfy a Judgment amount of **\$7,353.07** plus \$ in Prejudgment Interest plus **\$1,900.00** Attorney Fees plus **\$ 458.00** court cost plus Post judgment **\$1,601.33** and interest at **8%** per annum from **03/07/2022**, in favor of **MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION** and for all further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

ALL BIDDERS MUST COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY

TAX CODE.

Given Under My Hand, This **29th day of February A.D. 2024.**

DEANNA HAMMOND
DALLAS COUNTY CONSTABLE PRECINCT 2
Deputy J.SIPES #238
Ph.: 214-643-4765
joshua.sipes@dallascounty.or
g

3/8,3/15,3/22

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.

Notice of Self Storage Sale

Please take notice US Storage Centers – Dallas located at 8110 S. Cockrell Hill Road, Dallas TX 75236 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction

v i a
www.storagetreasures.com on 3/19/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Richard Langley; Erica Dunlap; Eric Thompson; Veronica Nell Jackson; Calandra Staten; Teneka R Williams; Adrian Hart; Paula Watts (2 units); Shameion Colberts; Bryce Washington; Saharrah Washington; Herman Townsel; Jermaine de Juan Christian; Tracey Nykloe Duffey; Sara Young; Gregory Oneal Reed; Pamela McDonald; Melinda Luna; Shirone Davis; Ashley Polk. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

3/1,3/8

Notice of Self Storage Sale

Please take notice US Storage Centers - Dallas Willowbrook Rd located at 2601 Willowbrook Rd Dallas TX 75220 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via **www.storagetreasures.com** on 3/19/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods and furnishings. Peaches Waller; Abigail Reese. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

3/1,3/8

In accordance with the Texas property code, Chapter 59, **Advantage Storage-Garland at 3471 Broadway Blvd, Garland/Texas/75043**, 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 on **WWW.STORAGETREASURES.COM** on **Monday, 3/18/2024 at 9:00AM**. A deposit may be required for removal and cleanup.

Names of tenants and general description: **Giovanna N Rocha-Boxes, Misc. Merchandise**

Tenants may redeem their

LEGAL NOTICES
CONTINUED ON NEXT PAGE



**MAKE SURE THEY'RE IN
THE RIGHT CAR SEAT**

NHTSA.gov/TheRightSeat



LEGAL NOTICES
CONTINUED

goods for full payment in cash only up to time of auction. Call **Advantage Storage-Garland at 972-840-0141**. Auctioneer: **ON LINE**

3/1,3/8

NOTICE OF PUBLIC SALE

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at Lancaster Storage 400 N Jefferson St, Lancaster, TX 75146

Sale to be held online at <https://storageauctions.com> and bidding will open Tuesday March 5th at 12:00pm and end Wednesday March 20th at 12:00pm.

Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to the highest bidder. Property includes the contents of spaces of the following tenants.

Julio Ordalejo: Household Goods
Gregory Williams: Household Goods
Eduardo, D, Flores: Household Goods
Jasmine Phillips: Household Goods

3/1,3/8

Online Auction Ad

In accordance with the provisions of Chapter 59 of the Texas Property Code, METROPLEX SELF STORAGE 5 will conduct an online auction to satisfy a landlord's lien. Sale to be held online at StorageTreasures.com on **March 15th, 2024 at 10:00 a.m. to March 22nd, 2024 at 10:00 a.m.** Sale will be for CASH ONLY. Sales will be awarded to the highest bid on the entire contents of each unit. All SALES ARE FINAL. A \$100 clean up deposit is required. Successful bidders will remove contents within 72 hours of purchase. METROPLEX SELF STORAGE 5 reserves the right to withdraw any unit or part thereof from sale or reject any and all bids. Property includes the contents of spaces of the following tenant/tenants:

1. Unit#244 – 10x15 – Jhon Mona –Botanica Sign, TV Stand, Mattresses, Bags, Boxes, Misc.

3/1,3/8

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on March 25, 2024, 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 accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08384, 3430 W Walnut Hill Lane, Irving, TX 75038, (972) 332-4215

Time: 08:00 AM
Sale to be held at www.storage treasures.com.

Milner, Robin; Grismore, Damian; Reyshaun; SALAZAR, ELI; walton, Amber; Boutte, Brittany; SALAZAR, ELI; Valdes, Angelique; Moore, Shadawna; Taylor, Samuel; Segars, Cornelius

PUBLIC STORAGE # 08432, 1520 W Irving Blvd, Irving, TX 75061, (972) 972-4436

Time: 08:15 AM
Sale to be held at www.storage treasures.com.

Young, Bailey; boone, Jasmine; Batta, Martha; Greer Thomas, Christy; Housewright, Brandice; Williams, Lacheika; Galvan, Clarissa; Lewis, Jeffrey; Liranzo, Jose; Brooks, Tam; Upton, Larry; Malone, Pamela; Nosthese, Fred; Molina, Christian; Cordova, Hector; Taylor, Ariana; Coulter, Venessa; Torres, Vanessa; Clinton, Xavier

PUBLIC STORAGE # 08438, 1210 N Belt Line Road, Irving, TX 75061, (972) 544-6850

Time: 08:30 AM
Sale to be held at www.storage treasures.com.

Neifert, Robert; Prado, Erica; Molina, Helen; Mellnick, Anthony; sautter, Kenneth; Makengo, Lydie; Evans, Candace; Hayes, Edward; doersom, Jaylin; Sowell, Timothy; Stewart, Timothy; Newton, Alan

PUBLIC STORAGE # 08439, 100 N MacArthur Blvd, Irving, TX 75061, (972) 954-3898

Time: 08:45 AM
Sale to be held at www.storage treasures.com.

Fuller, Ashley; Johnson, Claire; henderson, oriel; Bean, Savannah; Montero, Bobbi; bates, Traionne; Washington, Jasmine; Washington, Jasmine

PUBLIC STORAGE # 20181, 1205 North Loop 12, Irving, TX 75061, (972) 954-9402

Time: 09:00 AM
Sale to be held at www.storage treasures.com.

Land, James; Wall, Michael; Besuglow, Christopher; Belshaw, Dannielle; Scobee, Shannon; Mohammad, Mohammad; Johnson, chloe; Dukes, Gregory

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

Time: 09:15 AM
Sale to be held at www.storage treasures.com.

Cauich, Victor; Carter, Aaron; Fields, Brandon; Goodman, Charles V.; Jones, Tamara; Anderson, Xylyn; Champion, Dilesa L; Vinson, Kimberly; Johnson, Timothy; Sarabia, Maira; Jaramillo, Leticia; Freeman, Amber; Brock, Deaviance

PUBLIC STORAGE # 21001, 11434 Sprowles Street, Dallas, TX 75229, (972) 521-1786

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

pineda, raul; cruz, Abelardo; whitefield, erica; vargas, manuel; cisneros, rubin

PUBLIC STORAGE # 21812, 3501 Country Club Road North, Irving, TX 75062, (972) 954-9601

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

Rivers, Bajuandinique; Hendricks, Sarah; Byrd, Rhonda; Turner, Taylor; Bryant, Lauren; Burden, Phillip; Thomas, Annette; Miner, Dominique; white, Lacheika; Moore, Alayah; Pena, Juan; Lemuel, Romeo; Carbajal, Luis; Wade, Christopher; Harvey, Kammie; Davidson, Michael; Coleman, Charles

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

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

Aynesworth, Allyson; Hurt, Richard; Parish, Kristen; Riley, Clifton; Eggar, Erik; Medlock, Natalie; Byrd, John; White, Angela

PUBLIC STORAGE # 24310, 1212 E Airport Freeway, Irving, TX 75062, (972) 972-4525

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

Villalobos, Eleazar; Ayala, Naur; Ogbennia, Chinonso; Mesa, Jaclyn; Beale, Brooklyn; Jarquin, Elmer; Hirschberg-Hart, Sari Barbara; ortiz, Maritza; Perez, Alesia; Iqbal, Chaudhary; Diribe, Dominica; Freeman, Darrell; Martinez, Lisa; barnes, Kendrick; Becoski, Keith

PUBLIC STORAGE # 24311,

2861 Walnut Hill Lane, Dallas, TX 75229, (972) 972-8105

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

Troyer, Jon; perez, Jaqueline; Williams, Patricia; Smith, Lynetta; Derr, Chris; Hill, Mary; Cervantes, Ambrocio; Henry, Deon; Garcia, Carlos; Mann, Akire

PUBLIC STORAGE # 27386, 2221 West Walnut Hill Lane, Irving, TX 75038, (972) 457-1172

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

AJ Prop. Williams, Amber; Galloway, Vickie; Sharper, Reggie; Williams, Amber; Friday, Christopher; Dials, Christine; Powell, Steven; Fulton, Chalsea; Wells, Lonnie; Lee, Leta

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

Time: 11:00 AM
Sale to be held at www.storage treasures.com.

Hogg, Malaysia; Alintah, Kosi; Giesen, Allyson; Thomas, Lashunda

PUBLIC STORAGE # 77781, 11359 Reeder Rd, Dallas, TX 75229, (972) 908-0095

Time: 11:15 AM
Sale to be held at www.storage treasures.com.

Senter, Charles; Reed, Cshamad; Combs, Karla; Rosales, Hugo; Boone, Majesty; Moncada, Jose; Amhers, Ruphel; Perez, Jose; LOYALTY US IOGISTICS LLC Mosley, Patricia; Soto, Fernanado; Mccray, Norma; Aguilar, Jorge

PUBLIC STORAGE # 77843, 3417 N Beltline Rd, Irving, TX 75062, (972) 573-3407

Time: 11:30 AM
Sale to be held at www.storage treasures.com.

Ortiz, Jennifer; NINO, NASARIO; McDaniel, Jay; kinney, Jessica

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.

3/8,3/15

In accordance with the Texas property code, Chapter 59, Storage Star at 1960 Alma Dr, Plano, TX, 75075, 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 1960 Alma Dr, Plano, TX, 75075 on Wednesday, 3/27/24 at 1:00 PM.

A deposit may be required for removal and cleanup. Names of tenants and general description: Spaghetti Warehouse: boxes, tables/ Sp a g h e t t i Warehouse: boxes, chairs, buckets/ Riley Holloway: bikes, art, ladder

Tenants may redeem their goods for full payment in cash only up to time of auction. Call Storage Star at 469.969.0225. Auctioneer: Chad Larson

3/8,3/15

In accordance with the Texas property code, Chapter 59, Storage Star Forest Lane at 2812 Forest Lane, Dallas/ Texas/75234, 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 2812 Forest Lane, Dallas/ Texas/75234 on Wednesday, 03/27/2024 at 11:30 PM.

A deposit may be required for removal and cleanup.

Names of tenants and general description: Magdalena Perez Household Goods and Items Victor Antonio Canales Household Goods and Items Cecilia Trevino Olivian Household Goods and Items Evelin Banesa Guevara Household Goods & Items Jeong Lee Household Goods and Items Miguel Vazquez Household Goods and Items

Tenants may redeem their goods for full payment in cash only up to time of auction. Call Storage Star Forest Lane at 9722433382. Auctioneer: Chad Larson

3/8,3/15

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

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

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 \$21.03 plus tax for light duty and \$36.80 plus tax for vehicles over 25' per day.

FIRST PUBLIC NOTICE
2019 GMC SIERRA 1500, VIN 1GTU9FEL1KZ255820. APPROXIMATE FEES AS OF 3/8/2024 \$400

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

3/8

United Tows L.L.C
7054 S. CENTRAL EXPRESSWAY-DALLAS TX 75216
OFFICE: 214-309-9100
TEXAS DEPARTMENT OF LICENSING AND REGULATION
STORAGE FACILITY LICENSE NUMBER
0572743VSF
www.tdlr.texas.gov
Failure of the owner or lienholder to pay all towing, preservation, notification, storage fees and reclaim their vehicle listed below is a waiver by that party of all right(s), title(s), and interest in the vehicle and constitutes a consent to the sale of the vehicle at public auction.
VEHICLES CAN BE RECLAIMED 24/7
3/6/2024

1st Notice: ABANDON VEHICLES TO BE SOLD IN 45 DAYS FROM THE DATE OF THIS NOTICE AT: 8825 S CENTRAL EXPRESSWAY DALLAS TX, 75216. TOW FEE \$121.00, NOTIFICATION FEE \$50.00, IMPOUNDMENT FEE \$22.85, A DAILY STORAGE CHARGE OF \$22.85 A DAY, PLUS SALES TAX.
CAR#, MAKE, MODEL, YR, VIN, TOTAL CHARGES, DATE TOWED.
254803 Mini Bike
A8MMA7ZMCNJ001310
\$218.06 3/4/2024

3/8

BID
NOTICES**CITY OF**
GARLAND

The City of Garland is accepting bids for **Bid 0628-Optical Ground Wire**. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 3/14/24 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

3/1,3/8

GRAND PRAIRIE
INDEPENDENT SCHOOL
DISTRICT
Notice to Bidders

The Grand Prairie Independent School District will accept proposals for:

RFQ #23-06 Garcia Elementary HVAC Replacement

The deadline for this RFQ is Friday, March 22, 2024, at 10:00 a.m. (CST). Prospective bidders may secure further information and specifications by visiting the following WEB site:

<https://www.gpsid.org/Page/46868>

All responses will need to be completed and submitted in the GPSID Ionwave E-bid System.

GPSID reserves the right to reject all RFQ's/RFP's/BID's and to waive all formalities.

3/8,3/11



RFP 216-24 (118571)
Web Based Teacher and Principal Assessment and Recruitment Program

The Garland Independent School District will be receiving proposals for the purchase of Web Based Teacher and Principal Assessment and Recruitment Program until 10:30 a.m., April 4, 2024 at 501 S Jupiter Rd, Garland, Texas 75042, Purchasing Department, at which time they will be opened. Proposal document for electronic submission can be accessed at: https://oraprodmmz.garlandisd.net:4443/OA_HTML/AppsLocalLogin.jsp

Please email bids@garlandisd.net for any questions.

3/8,3/14

BID NOTICE

Satterfield & Pontikes Construction, Inc. is accepting proposals for

Collin County Healthcare, Medical Examiner & Parking Garage Facilities

We are requesting proposals from trade contractors, minority trade partners and material suppliers for all construction trades in scope.

Proposal due date: 3/20/2024 to the GC by 2:00 pm.

Questions can be sent to the estimators at dfwbids@satpon.com or 972-753-0342

****PLEASE EMAIL ALL BIDS TO DFWBIDS@SATPON.COM**

3/8,3/15

PUBLIC
NOTICES**CITY OF**
SEAGOVILLE

NOTICE OF PUBLIC HEARING
ZONING CASE 2023-052PDA

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, March 26, 2024, at 6:30 p.m. in the Council Chambers in City Hall at 702 North U.S. Highway 175 Seagoville, TX 75159 to consider a zoning request from the Planned Development Zoning District (PD) to an amended Planned Development District (PDA), located at Dallas County Parcel ID: 65085008010230000, 65085008510140900, 65174264510010000 Kaufman County Property ID: 9467, 9465, 9462, 9465, 9466, 9466, 9469, 9470, 9471, 9472, 9477, 12604, 12606, 215348, 12570, 12613, 9483 generally along FM 1389, between U.S. Highway 175 and S. Kaufman Street Seagoville, Dallas and Kaufman County, Texas.

A public hearing will also be held by the Seagoville City Council on Monday, April 15, 2024, 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 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

3/8

TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for THE P LLC dba THE STONELEIGH P at 4218 LEMMON AVENUE, DALLAS, DALLAS CO, TX 75219.
LAURA GARRISON, MANAGER

3/7,3/8

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for FANTASTIC DINING #2 INC dba XTC at 8550 N STEMMONS FWY, DALLAS, DALLAS COUNTY, TX 75247.

TRAVIS REESE, PRESIDENT

3/8,3/11

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit Late Hours Certificate by ReView Lounge LLC d.b.a. ReView Lounge to be located at 518 S Riverfront Blvd Dallas, Dallas County, Texas. Managers of said Corporation are:
Gary Dinsmore Manager

Derrick Shaw Manager

3/8,3/11

LEGAL NOTICE
NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE TEXAS ALCOHOLIC BEVERAGE CODE THAT, SPEC'S FAMILY CORP. D/B/A SPEC'S LIQUORS, WINES, BEERS & CIGARS, SPEC'S #228, SFP DISTRIBUTION LOCATED AT 4205 PRESIDENT GEORGE BUSH HIGHWAY, SACHSE, DALLAS COUNTY, TX 75048 HAS FILED APPLICATION FOR A PACKAGE STORE PERMIT AND LOCAL DISTRIBUTOR'S PERMIT.

JOHN A. RYDMAN, CEO/PRESIDENT/DIR
KAREN L. RYDMAN, VICE PRESIDENT/DIR
ROBERT J. HEISLER, TREASURER/DIR
LISA R. LINDSEY, SECRETARY/DIR

3/8,3/11

LEGAL NOTICE
NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE TEXAS ALCOHOLIC BEVERAGE CODE THAT, SPEC'S FAMILY CORP D/B/A SPEC'S WINES, SPIRITS AND FINER FOODS, SPEC'S LIQUOR #218, SFP DISTRIBUTION LOCATED AT 4136 S. CARRIER PARKWAY, SUITE 350, GRAND PRAIRIE, DALLAS COUNTY, TX 75052 HAS FILED APPLICATION FOR A PACKAGE STORE PERMIT AND LOCAL DISTRIBUTOR'S PERMIT.

LEGAL NOTICES
CONTINUED ON NEXT PAGE

*LEGAL NOTICES
CONTINUED*

**JOHN A. RYDMAN,
CEO/PRESIDENT/DIR
KAREN L. RYDMAN,
VICE PRESIDENT/DIR
ROBERT J. HEISLER,
TREASURER/DIR
LISA R. LINDSEY,
SECRETARY/DIR**

3/8,3/11

NOTICE TO CREDITORS

**Notice to Creditors For
THE ESTATE OF Ronnie
Lee Delz, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Ronnie Lee Delz, Deceased were granted to the undersigned on the 21st of February, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Representative's Attorney, Amy R. Koontz within the time prescribed by law. My address is Malouf Nakos Jackson & Swinson, P.C. 12222 Merit Drive, Suite 1000 Dallas, Texas 75251 Executor of the Estate of Ronnie Lee Delz Deceased. CAUSE NO. PR-24-00202-1

3/8

**Notice to Creditors For
THE ESTATE OF Rose
Marie Lindley, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Rose Marie Lindley, Deceased were granted to the undersigned on the 06 of March, 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 Lynda Gail Walker within the time prescribed by law. My address is 1204 W Pleasant Run Rd DeSoto Texas 75115 Executor of the Estate of Rose Marie Lindley Deceased. CAUSE NO. PR-23-04138-3

3/8

**Notice to Creditors For
THE ESTATE OF LENA
MAE POUNCY, An Incapacitated Person**

Notice is hereby given that Letters of Guardianship upon the Estate of LENA MAE POUNCY, An Incapacitated Person were granted to the

undersigned on the 26TH of FEBRUARY, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to JEANNIE SMITH within the time prescribed by law.

My address is C/O Pyke & Associates, PC, 7557 Rambler Rd., Suite 850, Dallas, TX 75231

Guardianship of the Estate of LENA MAE POUNCY An Incapacitated Person.

CAUSE NO. PR-22-03918-1

3/8

**Notice to Creditors For
THE ESTATE OF KAREN
KENT, Deceased**

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Karen Kent, Deceased were granted to the undersigned on the 19th of February, 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 Jon David Schoen c/o Michael L. Skinner, Attorney within the time prescribed by law.

My address is 123 W. Main Suite 300 Grand Prairie, Texas 75050 Independent Administrator of the Estate of KAREN KENT Deceased.

CAUSE NO. PR-17-02867-3

3/8

**Notice to Creditors For
THE ESTATE OF Jimmie D.
Sloan, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Jimmie D. Sloan, Deceased were granted to the undersigned on the 6th of March, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Hugh Bartley Sloan within the time prescribed by law.

My address is 4023 Myerwood Lane Dallas, Texas 75244

Independent Executor of the Estate of Jimmie D. Sloan Deceased.

CAUSE NO. PR-24-00006-2

3/8

**Notice to Creditors For
THE ESTATE OF JOHN
STEVEN CARTER, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of JOHN STEVEN CARTER, Deceased were granted to the undersigned on the 21ST of FEBRUARY, 2024

by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to CATHY GORDON CARTER, INDEPENDENT EXECUTOR within the time prescribed by law.

My address is CATHY GORDON CARTER C/O SUSAN W. BROOKS, ATTORNEY AT LAW

9723 STONE RIVER CIRCLE DALLAS TEXAS 75231

Independent Executor of the Estate of JOHN STEVEN CARTER Deceased.

CAUSE NO. PR-24-00083-1

3/8

**Notice to Creditors For
THE ESTATE OF MATILDE
ZULUAGA-DUNLEVY, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of MATILDE ZULUAGA-DUNLEVY, Deceased were granted to the undersigned on the 6th of March, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to George Alexander Heyliger within the time prescribed by law.

My address is c/o Law Offices of Lustig and Hyman, P. C., 13601 Preston Road, Suite 800E, Dallas, TX 75240

Independent Executor of the Estate of MATILDE ZULUAGA-DUNLEVY Deceased. CAUSE NO. PR-23-04400-2

3/8

**Notice to Creditors For
THE ESTATE OF MICHAEL
DAVID McCLURE, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of MICHAEL DAVID McCLURE, Deceased were granted to the undersigned on the 27TH of FEBRUARY, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to MISTY MARIE LYNCH within the time prescribed by law.

My address is MISTY MARIE LYNCH c/o Courtland Kristoferson

CHENAULT LAW FIRM, 4315 Windsor Centre Trail, Suite 500, Flower Mound, Texas 75028

Independent Executor of the Estate of MICHAEL DAVID McCLURE Deceased.

CAUSE NO. PR-24-00075-1

3/8

**Notice to Creditors For
THE ESTATE OF PATRICIA
ANN PARKER, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of PATRICIA ANN PARKER, Deceased were granted to the undersigned on the 6th day of March, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to LAURA LYNN PARKER COX within the time prescribed by law.

My address is Laura Lynn Parker Cox

c/o Jack O. Norman, P.C.

6510 Abrams Rd., Ste. 568

Dallas, TX 75231

Independent Executor of the Estate of PATRICIA ANN PARKER Deceased.

CAUSE NO. PR-23-04373-2

3/8

**Notice to Creditors For
THE ESTATE OF ROBERT
EARL DAVIDSON, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of ROBERT EARL DAVIDSON, Deceased were granted to the undersigned on the 6th of March, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Brenda Streetman within the time prescribed by law.

My address is c/o Jack R. Hales, Jr., HALES & SELLERS, PLLC, 10440 N. Central Expy., Suite 800, Dallas, TX 75231

Independent Executor of the Estate of ROBERT EARL DAVIDSON Deceased.

CAUSE NO. PR-24-00131-2

3/8

**Notice to Creditors For
THE ESTATE OF STANLEY
EARL BOWIE, Deceased**

Notice is hereby given that Letters of Administration with Bond upon the Estate of STANLEY EARL BOWIE, Deceased were granted to the undersigned on the 23rd of February, 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 Brandy Baxter-Thompson within the time prescribed by law.

My address is 500 N. Akard Street, Suite 2150 Dallas, Texas 75201

Dependent Administrator of the Estate of STANLEY EARL BOWIE Deceased.

CAUSE NO. PR-20-03095-3

3/8

**Notice to Creditors For
THE ESTATE OF CHERYL
BONNER, Deceased**

Notice is hereby given that Letters of Administration Without Bond upon the Estate of CHERYL BONNER, Deceased were granted to the undersigned on the 14th of February, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Curtis Clinesmith and Kaitlin Goddard c/o Sharante Bonner, Independent Administrator of the Estate of Cheryl Bonner, Deceased within the time prescribed by law.

My address is 325 N. Saint Paul Street, Suite 2900, Dallas, Texas 75201

Independent Administrator of the Estate of CHERYL BONNER Deceased.

CAUSE NO. PR-23-02426-2

3/8

**Notice to Creditors For
THE ESTATE OF ANNA
LOUISE FURR STEGMAN,
Deceased**

Notice is hereby given that Letters of Dependent Administration with Will Annexed upon the Estate of ANNA LOUISE FURR STEGMAN, Deceased were granted to the undersigned on the 23rd of February, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Brandy Baxter-Thompson within the time prescribed by law.

My address is 500 N. Akard Street, Suite 2150 Dallas, Texas 75201

Dependent Administrator of the Estate of ANNA LOUISE FURR STEGMAN Deceased.

CAUSE NO. PR-21-02707-2

3/8

**Notice to Creditors For
THE ESTATE OF Aliyah
Sana Highsmith A/K/A Aliyah
Sana Highsmith A/K/A Sana
A. Highsmith A/K/A Sana
Aliyah Highsmith A/K/A
Sana Aliyah Highsmith, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Aliyah Sana Highsmith A/K/A Aliyah Sana A. Highsmith A/K/A Sana Aliyah Highsmith A/K/A Sana Aliyah Highsmith, Deceased were granted to the undersigned on the 6th of March, 2024 by The

**LEGAL NOTICES
CONTINUED**

Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Azail Dwayne Dogans C/O Emma Tan within the time prescribed by law.

My address is 6671 Southwest Freeway Ste. 820, Houston, Texas 77074

Independent Executor of the Estate of Aliyah Sana Highsmith A/K/A Aliya Sana Highsmith A/K/A Sana A. Highsmith A/K/A Sana Aliyah Highsmith A/K/A Sana Aliya Highsmith Deceased.

CAUSE NO. PR-23-02717-2

3/8

**Notice to Creditors For
THE ESTATE OF DAVID
NICHOLAS MAGNIS, De-
ceased**

Notice is hereby given that Letters Testamentary upon the Estate of DAVID NICHOLAS MAGNIS, Deceased were granted to the undersigned on the 29 of February, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Donna Jeanine Powell c/o Rick Howard within the time prescribed by law.

My address is 16479 Dallas Parkway, Suite 500, Addison, Texas 75001

Independent Executrix of the Estate of DAVID NICHOLAS MAGNIS Deceased.

CAUSE NO. PR-23-04156-2

3/8

**Notice to Creditors For
THE ESTATE OF RICHARD
WINGATE BALZEBRE a/k/a
RICHARD WINGATE
BALSEBRE, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of RICHARD WINGATE BALZEBRE a/k/a RICHARD WINGATE BALSEBRE, Deceased were granted to the undersigned on the 12 of January, 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 ANABEL D. BALSEBRE within the time prescribed by law.

My address is Anabel D. Balsebre c/o The Law Office of Jeremy R. Carroll, 3710 Rawlins Street, STE 1420, Dallas, TX 75219

Independent Executor of the Estate of RICHARD WINGATE BALZEBRE a/k/a RICHARD WINGATE BALSE-

BRE Deceased.
CAUSE NO. PR-23-02284-3

3/8

**Notice to Creditors For
THE ESTATE OF JAMES A.
JOHNSTON a/k/a JAMES
ALEXANDER JOHNSTON,
Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of JAMES A. JOHNSTON a/k/a JAMES ALEXANDER JOHNSTON, Deceased were granted to the undersigned on the 21st of February, 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 JOHN EDWARD JOHNSTON within the time prescribed by law.

My address is JOHN EDWARD JOHNSTON c/o THE LAW OFFICE OF JEREMY R. CARROLL, PLLC, 3710 Rawlins Street, STE 1420, Dallas, TX 75219

Independent Executor of the Estate of JAMES A. JOHNSTON a/k/a JAMES ALEXANDER JOHNSTON Deceased.

CAUSE NO. PR-23-03915-3

3/8

**Notice to Creditors For
THE ESTATE OF BETTY
MARIE CARAWAY DAY
a/k/a BETTY DAY, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of BETTY MARIE CARAWAY DAY a/k/a BETTY DAY, Deceased were granted to the undersigned on the 22nd of January, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to HOLLI MICHELLE PALMER within the time prescribed by law.

My address is Holli Michelle Palmer c/o The Law Office of Jeremy R. Carroll, PLLC, 3710 Rawlins Street, STE 1420, Dallas, TX 75219

Independent Executor of the Estate of BETTY MARIE CARAWAY DAY a/k/a BETTY DAY Deceased.

CAUSE NO. PR-23-03917-1

3/8

**Notice to Creditors For
THE ESTATE OF Anna Faye
Thornton, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Anna Faye Thornton, Deceased were granted to the undersigned on the 4th of March, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby

required to present the same to Pamela T. Crossman within the time prescribed by law.

My address is C/o Jeffrey A. Yates, 290 S. Preston Rd., Ste. 300, Prosper, Texas 75078

Independent Executor of the Estate of Anna Faye Thornton Deceased.

CAUSE NO. PR-24-00154-1

3/8

**PROBATE
CITATIONS****CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00758-1**

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 Eva Dell Davis, Deceased**, are cited to be and appear before the Probate Court 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, March 18, 2024, to answer the Application For Determination Of Heirship And Order Of No Administration filed by Nicole Ford, on the March 04, 2024**, in the matter of the **Estate of: Eva Dell Davis, Deceased, No. PR-24-00758-1**, and alleging in substance as follows:

Applicant alleges that the decedent died on October 02, 2023 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Eva Dell Davis, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 05, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Chloe Tamayo, Deputy

3/8

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00007-1**

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 Leszek Przylecki, Deceased**, are cited to be and appear before the Probate

Court 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, March 18, 2024, to answer the Application For Independent Administration And Determination Of Heirship Pursuant To Section 401.003 Of The Texas Estates Code filed by Weyonika Przylecka, on the January 02, 2024**, in the matter of the **Estate of: Leszek Przylecki, Deceased, No. PR-24-00007-1**, and alleging in substance as follows:

Applicant alleges that the decedent died on December 12, 2023 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Leszek Przylecki, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 04, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

3/8

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00779-1**

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 Johnnye Jewell Davis Sheppard, Deceased**, are cited to be and appear before the Probate Court 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, March 18, 2024, to answer the Application For Determination Of Heirship And For Issuance Of Letters Of Independent Administration Pursuant To Section 401.003 Of The Texas Estates Code filed by Rhonda Alicia Davis, on the March 04, 2024**, in the matter of the **Estate of: Johnnye Jewell Davis Sheppard, Deceased, No. PR-24-00779-1**, and alleging in substance as follows:

Applicant alleges that the decedent died on January 23, 2023 in Manassas, Prince William County, Virginia, and prays that the Court hear evidence sufficient to determine who are the heirs of **Johnnye Jewell Davis Sheppard, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 06, 2024

JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Chloe Tamayo, Deputy

3/8

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00762-1**

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 Marco Antonio Navarro, Deceased**, are cited to be and appear before the Probate Court 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, March 18, 2024, to answer the Application for Determination of Heirship and for Issuance of Letters of Independent Administration Pursuant to Section 401.003 of the Texas Estates Code filed by Humberto Garcia Navarro, on the March 04, 2024**, in the matter of the **Estate of: Marco Antonio Navarro, Deceased, No. PR-24-00762-1**, and alleging in substance as follows:

Applicant alleges that the decedent died on December 26, 2023 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Marco Antonio Navarro, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 06, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Lupe Perez, Deputy

3/8

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00475-1**

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 Lucille Kay Pauline Warner, Deceased**, are cited to be and appear before the Probate Court 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, March 18, 2024, to answer the**

LEGAL NOTICES
CONTINUED

Amended Application To Declare Heirship filed by Melissa Garland, on the February 21, 2024, in the matter of the **Estate of: Lucille Kay Pauline Warner, Deceased, No. PR-24-00475-1,** and alleging in substance as follows:

Applicant alleges that the decedent died on November 30, 2023 in Unknown, and prays that the Court hear evidence sufficient to determine who are the heirs of **Lucille Kay Pauline Warner, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, March 04, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Chloe Tamayo, Deputy

3/8

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00759-1

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 Lawrence Slatter, II, Deceased,** are cited to be and appear before the Probate Court 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, March 18, 2024, to answer the Application for Probate of (Copy) Lost Will (Original Which Cannot Be Produced In Open Court) and Issuance of Letters Testamentary filed by Anne L. Slatter; Alana R. Slatter, on the March 01, 2024,** in the matter of the **Estate of: Lawrence Slatter, II, Deceased, No. PR-24-00759-1,** and alleging in substance as follows:

Applicant alleges that the decedent died on January 27, 2023 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Lawrence Slatter, II, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, March 05, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Lupe Perez, Deputy

3/8

CITATION

BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-19-03131-3

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 Stephen P. Rutkowski, 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, March 18, 2024, to answer the APPLICATION FOR DETERMINATION OF PATERNAL HEIRSHIP filed by Amy L. Whitlatch, on the December 11, 2023,** in the matter of the **Estate of: Stephen P. Rutkowski, Deceased, No. PR-19-03131-3,** and alleging in substance as follows:

Applicant alleges that the decedent died on September 09, 2019 in Garland, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Stephen P. Rutkowski, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, March 05, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

3/8

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-00768-3

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 Wesley Mitchell, 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, March 18, 2024, to answer the Application For Independent Administration And Letters Of Administration Pursuant To Section 401.003 Of The Texas Estates Code And Determination Of Heirship filed by William Wesley Mitchell, Jr, on the March 04, 2024,** in the matter of the **Estate of: William Wesley Mitchell, Deceased, No. PR-24-00768-3,** and alleging in substance as follows:

Applicant alleges that the

decedent died on January 31, 2024 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **William Wesley Mitchell, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, March 05, 2024
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Chloe Tamayo, Deputy

3/8

CITATIONS BY
PUBLICATION



CITATION
BY PUBLICATION
THE STATE OF TEXAS
TO: **RAYMUNDO VALADEZ-ALDAPE**
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 [Texas-LawHelp.org](https://www.texas-lawhelp.org). The PETITION TO MODIFY THE PARENT-CHILD RELATIONSHIP of **ESTEFANY GONZALEZ LOPEZ**, Petitioner, was filed in the **254TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, ON THIS THE 1ST DAY OF MARCH, 2024, against **RAYMUNDO VALADEZ-ALDAPE** Respondent, numbered **DF-15-11065** and entitled "In the Interest of D.V. AND D.V. a child (or children)". The date and place of birth of the child (children) who is (are) the subject

of the suit: **D.V. DOB: 5/11/09; D.V. DOB: 2/06/14; POB'S: 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 4TH DAY OF MARCH, 2024.

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

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CITATION
BY PUBLICATION
THE STATE OF TEXAS
TO: **JOSE RAUL AMAYA HERNANDEZ**
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 re-

quired 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](https://www.texas-lawhelp.org). The **ORIGINAL PETITION IN**

SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP of **ESTEFANY GONZALEZ**

LOPEZ, Petitioner, was filed in the **303RD DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, ON THIS THE 27TH DAY OF APRIL, 2023, against **JOSE RAUL AMAYA HERNANDEZ** Respondent, numbered **DF-23-05965** and entitled "In the Interest of **M.L.A.**, a child (or children)". The date and place of birth of the child who is the subject of the suit: **M.L.A. D.O.B 05/24/2018 P.O.B 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, **4TH DAY OF MARCH, 2024.**

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

3/8



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