

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

FORECLOSURE SALES

NOTICE OF PUBLIC SALE.

On May 10, 2024, at 10:00 am Pacific Time, a foreclosure sale of substantially all of the assets of Foxtrot Ventures Incorporated; Foxtrot Retail, Inc.; Foxtrot Retail D.C., LLC; Foxtrot Intermediate Texas, Inc.; Foxtrot Retail Texas, Inc.; and Foxtrot Holdings Texas, Inc. (collectively, the "Debtors") pursuant to the New York Uniform Commercial Code will take place via Microsoft Teams video conference conducted by DLA Piper LLP (US), counsel to the Debtors' secured creditor JPMorgan Chase Bank, N.A. The sale may be cancelled or continued from time to time at the direction of JPMorgan Chase Bank, N.A.

The Debtors were in the business of retail food and beverage sales. The assets to be sold include inventory, intellectual property, accounts, chattel paper, documents, furniture, fixtures & equipment, general intangibles and goods.

More information about the sale can be obtained by contacting JPMorgan Chase Bank, N.A. via email at eileen.c.vanderwaag@jpmorgan.com or matthew.t.weaver@jpmorgan.com

5/2,5/3

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.

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 May9th, 2024 at 10:00 a.m. to May 16th, 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 re-

move 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#18 - 10x20 - Sergio Jelezoglo - Woodwork material & equipment, File Cabinets, Misc.
2. Unit#309 - 5x5 - David Blough - Tools, Bins, Misc.
3. Unit#407 - 10x15 - Iva Cross - Household Items, Boxes, Misc.

4/25,5/2

Notice of Public Sale

In accordance with the provisions of Chapter 59 of the Texas Property Code, a public sale will occur to satisfy landlord's lien. The sale will take place online on www.storage-treasures.com for 175 Mini-warehouses, 13950 CF Hawn Freeway, Dallas, TX, 75253. The auction will end at 1 PM or Thereafter on May 10, 2024. The public is invited to bid. Property will be sold to the highest bidder - cash only. Payments will only be accepted at the facility following the completion of the auction. Clean-up and removal deposit is required. Seller reserves the right to withdraw property. All units include household items and miscellaneous unless otherwise stated and belonging to those listed: Kala Bleeker, Stallion Tire, Earnest Rose, Randy Mantony, Gerald McCloskey, Abraham Guinn. Tenants have the right to redeem the contents anytime prior to sale.

4/26,5/2

NOTICE OF PUBLIC SALE

Notice is given that pursuant to Chapter 59 of the Texas Property Code that Moonlight Partners LLC aka All American City Self Storage, located at 1209 E. Beltline Rd., Desoto, Texas 77115, to satisfy landlord's lien will sell by competitive bidding to the highest bidder for cash, on or after May 21, 2024 at 1:30pm, property belonging to those listed below. Auction will be held online at https://www.storage-treasures.com. Sellers reserves the right to withdraw the property at any time from the sale. Property to be sold as follows: household goods, furniture,

personal items, clothing, electronics, tools, auto parts, and miscellaneous unknown boxes belonging to the following:

- Davis, Patrick
Anderson, Marian Love, Carlos
Williams, Willie III
Pruitt, Tiffany
Armstead, Jerome
Jackson, SheRita
Perkins, Marvin
Waters, Charles
St John, Oshea
Cruise, Demittris
Greene, Kendon
Williams, Paula
Hurd, Ezekiel

5/2,5/9

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), Tellus Self Storage-HAWN, 7979 C F Hawn Fwy, Dallas, TX 75217, (214) 617-1766, will conduct an online auction (www.storageauctions.com) of the contents of storage units on TUESDAY, May 21, 2024, at 11:00AM, to satisfy a landlord's lien. Property will be sold to the highest bidder, for Money Order/Cashier's Check, or Debit/Credit Card only. No Checks or Cash accepted. We reserve the right to refuse any or all bids. Unless otherwise specified, it is assumed that the units contain household goods. Property being sold include contents in spaces/units of: Clarrisa A Macias Laquetha R Donnelle Otis Bynaum Miguel Munoz Jr. Juan Escamilla Verna Denise Hall James Harper Gary W Adams Prem P Basktakoti Sandra M Scott Anthony D Sye Gary L Durham Lindsey Terrazas Emily Martinez Roberto Cantu Patience I McCormick Verna Denise Hall Manager Buildup Unit

5/2,5/9

Pursuant to Chapter 59, Texas Property Code, Advantage Storage, which is located at 7301 Lakeview Pkwy, Rowlett TX 75088 will hold a public auction of property being sold to satisfy a landlord's lien online at www.StorageTreasures.com.

The auction will end on or around 11:00 am on (05/17/2024). Property will be sold to the highest bidder. Deposit for removal and cleanup is required. Seller reserves the right to withdraw property from sale. Property being sold includes Erika Lewis: TV Boxes, personal items, Boxes and Totes. Contact Advantage Storage @ 469-814-0975.

5/2,5/9

Notice of Public Sale All Sales are Final

Pursuant to Chapter 59, Texas Property Code, an online auction will be held to satisfy a landlord's lien at www.storage-treasures.com. Sale is by competitive bidding with bidding ending on May 28th, 2024 at 10:30 AM or after. Property will be sold by unit to the highest bidder for cash. All units are sold as-is and contents must be removed within 72 hours at the close of bidding. Sale is subject to cancellation up to the time of sale. Company reserves the right to refuse any online bid. Unless otherwise noted, units contain household goods and/or personal goods. Securlock Storage Centers 320 Texas 121 Coppell, TX 75019 Eric Alandou

5/2,5/9

ABANDONED VEHICLES

ABANDONED VEHICLES

The vehicles described below have been impounded in compliance with TDLR Texas Administrative Code Ch 85.703 (f) & Occupations Code. Ch 2303.153 (c), this notice is to apprise the registered owner & lien holders of their right to reclaim the vehicle within 31 days of the date of this notice. Failure to reclaim the vehicles will consent to the sale of the motor vehicle at public auction. Payment must be made to HBL Towing & Recovery located at 2012 145, Hutchins, TX 75141. Texas Department of Licensing & Regulation, VSF LIC. NO. 0658990. For further information, please call 817-900-2222. Vehicles can be

LEGAL NOTICES CONTINUED ON NEXT PAGE

Advertisement for dog adoption featuring a photo of a dog and text: 'I'VE NEVER UNDERSTOOD WHY MY HUMAN WON'T LEAVE THE HOUSE WITHOUT HER LEASH. I THINK SHE'S AFRAID OF GETTING LOST. BUT IT'S OK, I KIND OF LIKE SHOWING HER AROUND.' Includes 'adopt' logo and 'A PERSON IS THE BEST THING TO HAPPEN TO A SHELTER PET'.

LEGAL NOTICES
CONTINUED

claimed 24 hours a day, 7 days a week. Total charges cannot be calculated until the vehicle is claimed. Storage accrues daily at \$22.85 plus tax for light duty and \$39.99 plus tax for vehicles over 25' per day.
FIRST PUBLIC NOTICE
2020 DODGE CHARGER, VIN 2C3CDXH7LH187981. APPROXIMATE FEES AS OF 5/2/2024 \$400
For questions or complaints contact TDLR <https://www.tdlr.texas.gov/>

5/2

BID NOTICES

CITY OF GARLAND

The City of Garland is accepting bids for Bid 0832-24 Professional Services for Garland Power & Light. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 05/30/2024 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

4/18, 4/25, 5/2, 5/8, 5/16, 5/23



IFB 2024-021-7008 Elevator Modernization at 1300 W Mockingbird Lane BID / PROPOSAL NOTICE

Dallas County Purchasing Agent Michael Frosch 214-653-6500 will receive sealed bids/proposals electronically: https://prod.bidsync.com/dallas_county_texas until 2:00 p.m. on THURSDAYS. All bids will be publicly read at 2:30 P.M. on THURSDAYS. Bid openings can be viewed at: Join live event +1 469-208-1731 United States, Dallas (Toll) Conference ID: 936 974 530# on June 6, 2024, at 2:30 PM (CST). Solicitation packets may be obtained from Dallas County Purchasing Department by appointment only. Hard copy submittals will be received at Dallas County Purchasing Department at 500 Elm Street, Suite 5500, Dallas, TX 75202 on

or prior to the due date and time.

4/25, 5/2

CITY OF IRVING

The CITY OF IRVING, Texas will receive sealed responses to the following solicitations in the Purchasing Division, 835 W. Irving Blvd, until the date and time below and will open responses on that date:
1. RFP: 106T-24F Fiber Hardware Due Date: 5/17/24 @ 2:30 PM
2. ITB: 107LF-24 Freeway and Street Lighting Maintenance & On-Call Services Due Date: 5/15/2024 @ 3:30 PM
Please see the online solicitation for information regarding dates, times, and locations of any pre-bid, pre-proposal, or pre-submission conferences. Responses should be submitted online no later than the due date and time shown above. Late responses cannot be accepted, so please allow ample time to submit your response. Information may be found at cityofirving.ionwave.net
Purchasing Phone: 972.721.2631

4/25, 5/2

RICHARDSON INDEPENDENT SCHOOL DISTRICT will receive **RFCSP for Trash and Recycle Services until 2:00 PM CT, May 15, 2024.**

Each proposal shall be submitted using the electronic bid system found at <https://risd.bonfirehub.com/portal/?tab=openOpportunities>
Proposal documents, plans and specifications may be obtained through the RISD website at <https://web.risd.org/purchasing/advertised-bids/>.

4/25, 5/2

Duncanville Independent School District Central Administration Office
710 S. Cedar Ridge Dr. Duncanville, TX 75137
PUBLIC INVITATION TO ACCEPT CONSTRUCTION MANAGER AT RISK SEALED STATEMENTS OF PROPOSALS: REQUEST FOR PROPOSALS (RFP) B23-24.001

NOTICE IS HEREBY GIVEN THAT RFP PACKAGES WILL BE MADE AVAILABLE TO INTERESTED CONSTRUCTION SERVICE COMPANIES

BY DUNCANVILLE INDEPENDENT SCHOOL DISTRICT FOR THE BELOW LISTED CATEGORY:

CONSTRUCTION MANAGER AT RISK SERVICES: FOR THE DUNCANVILLE HIGH SCHOOL

RFP PACKAGES ARE AVAILABLE FROM THE FOLLOWING LOCATION:

<https://lan.projectmates.com/projectmates/bid/bidlogin.aspx>

COMPLETED SEALED PROPOSALS WILL BE RECEIVED AT THE FOLLOWING LOCATION:

<https://lan.projectmates.com/projectmates/bid/bidlogin.aspx>

NO RESPONSES WILL BE ACCEPTED AFTER THE DEADLINES STATED WITHIN THE RFP. 1:00 P.M. Local Time, Tuesday May 21, 2024.

DUNCANVILLE INDEPENDENT SCHOOL DISTRICT IS AN EQUAL OPPORTUNITY EMPLOYER AND AFFIRMATIVE ACTION PROCURER OF GOODS AND SERVICES.

4/25, 5/2

Duncanville Independent School District Central Administration Office
710 S. Cedar Ridge Dr. Duncanville, TX 75137
PUBLIC INVITATION TO ACCEPT CONSTRUCTION MANAGER AT RISK SEALED STATEMENTS OF PROPOSALS: REQUEST FOR PROPOSALS (RFP) B23-24.002

NOTICE IS HEREBY GIVEN THAT RFP PACKAGES WILL BE MADE AVAILABLE TO INTERESTED CONSTRUCTION SERVICE COMPANIES BY DUNCANVILLE INDEPENDENT SCHOOL DISTRICT FOR THE BELOW LISTED CATEGORY:

CONSTRUCTION MANAGER AT RISK SERVICES: FOR VARIOUS CAMPUS RENOVATIONS

RFP PACKAGES ARE AVAILABLE FROM THE FOLLOWING LOCATION:

<https://lan.projectmates.com/projectmates/bid/bidlogin.aspx>

COMPLETED SEALED PROPOSALS WILL BE RECEIVED AT THE FOLLOWING LOCATION:

<https://lan.projectmates.com/projectmates/bid/bidlogin.aspx>

NO RESPONSES WILL BE ACCEPTED AFTER THE DEADLINES STATED WITHIN THE RFP. 1:00 P.M. Local Time, Tuesday May 21, 2024.

DUNCANVILLE INDEPENDENT SCHOOL DISTRICT IS AN EQUAL OPPORTUNITY EMPLOYER AND AFFIRMATIVE ACTION PROCURER OF GOODS AND SERVICES.

TIVE ACTION PROCURER OF GOODS AND SERVICES.

4/25, 5/2



IFB 2024-020-7007 Daily Delivery Courier Services BID / PROPOSAL NOTICE

Dallas County Purchasing Agent Michael Frosch 214-653-6500 will receive sealed bids/proposals electronically: https://prod.bidsync.com/dallas_county_texas until 2:00 p.m. on THURSDAYS. All bids will be publicly read at 2:30 P.M. on THURSDAYS. Bid openings can be viewed at: Join live event +1 469-208-1731 United States, Dallas (Toll) Conference ID: 465 200 87# on May 30, 2024, at 2:30 PM (CST). Solicitation packets may be obtained from Dallas County Purchasing Department by appointment only. Hard copy submittals will be received at Dallas County Purchasing Department at 500 Elm Street, Suite 5500, Dallas, TX 75202 on or prior to the due date and time.

4/25, 5/2

CITY OF MESQUITE

ADVERTISEMENT FOR BID

The City of Mesquite will receive separate sealed bids for the following item at the office of Ryan Williams, Manager of Purchasing until the date and time listed below, when it will be publicly opened and read aloud.

BID NO.: 2024-113
BID TITLE: Purchase of Tactical Rifle Weapon Systems
OPENING DATE: May 16, 2024

OPENING TIME: 2:00 p.m.
The Specifications and Bid Forms may be obtained on and after **Thursday, May 2, 2024**, in the office of Ryan Williams, Manager of Purchasing located at City Hall, 757 N. Galloway Avenue – 2nd Fl, Mesquite, Texas 75149, mailing address: P.O. Box 850137, Mesquite, Texas 75185-0137, or by telephone at 972-216-6201. Until the final award by Mesquite City Council, said Council reserves the right to reject any or all bids, to waive technicalities, to

re-advertise, to proceed otherwise when the best interest of said Council will be realized herein. No bid may be withdrawn for a period of at least forty-five (45) days after the actual date of opening thereof.
CITY OF MESQUITE
Ryan Williams, Manager of Purchasing

5/2, 5/9

CITY OF MESQUITE

ADVERTISEMENT FOR BID

The City of Mesquite will receive sealed bids for the following item at the office of Ryan Williams, Manager of Purchasing until the date and time listed below, when it will be publicly opened and read aloud.

BID NO.: RFQ 2024-120
BID TITLE: City of Mesquite North Gus Thomasson Road Corridor Study
OPENING DATE: May 30, 2024

OPENING TIME: 2:00 p.m.
The Specifications and Bid Forms may be obtained on and after **Thursday, May 2, 2024**, in the office of Ryan Williams, Manager of Purchasing located at 757 N. Galloway Avenue, City Hall, 2nd Fl, Mesquite, Texas 75149, mailing address: P.O. Box 850137, Mesquite, Texas 75185-0137, or through the City of Mesquite website: <https://www.cityofmesquite.com/674/Bid-Openings-Specifications-Conferences>. Until the final award by Mesquite City Council, said Council reserves the right to reject any or all bids, to waive technicalities, to re-advertise, to proceed otherwise when the best interest of said Council will be realized herein. No bid may be withdrawn for a period of at least forty-five (45) days after the actual date of opening thereof.
A pre-submittal conference will be held at 9:00 a.m. on Thursday, May 16, 2024 in the Planning Conference Room located on the first floor of the City of Mesquite Municipal Center, 1515 N. Galloway Avenue.
CITY OF MESQUITE
Ryan Williams, Manager of Purchasing

5/2, 5/9

CITY OF GARLAND

The City of Garland is accepting bids for GP&L Girvin

LEGAL NOTICES
CONTINUED

Switch and Nevill Rd. Electrical Construction. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 05/23/24 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

5/2,5/9



IFB 2024-022-7009
Carpet and Upholstery Cleaning Services
BID / PROPOSAL NOTICE

Dallas County Purchasing Agent Michael Frosch 214-653-6500 will receive sealed bids/proposals electronically: https://prod.bidsync.com/dallas_county_texas until 2:00 p.m. on THURSDAYS. All bids will be publicly read at 2:30 P.M. on THURSDAYS. Bid openings can be viewed at: Join live event +1 469-208-1731 United States, Dallas (Toll) Conference ID: 269 530 039# on June 13, 2024, at 2:30 PM (CST). Solicitation packets may be obtained from Dallas County Purchasing Department by appointment only. Hard copy submittals will be received at Dallas County Purchasing Department at 500 Elm Street, Suite 5500, Dallas, TX 75202 on or prior to the due date and time.

5/2,5/9

CITY OF
GARLAND

The City of Garland is accepting bids for GP&L Holford Switch Station Electrical Construction. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 05/30/24 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

5/2,5/9

CITY OF
IRVING

The CITY OF IRVING, Texas will receive sealed responses to the following solicitations in the Purchasing Division, 835 W. Irving Blvd, until the date

and time below and will open responses on that date:
1. ITB: 113LR-24F
Toro Equipment Parts and Services
Due Date: 5/24/24 @ 2:30 PM
2. ITB: 114LR-24F
Mowing and Litter Control on TxDot Rights-of-Way
Due Date: 5/31/2024 @ 2:30 PM
Please see the online solicitation for information regarding dates, times, and locations of any pre-bid, pre-proposal, or pre-submission conferences. Responses should be submitted online no later than the due date and time shown above. Late responses cannot be accepted, so please allow ample time to submit your response. Information may be found at cityofirving.ionwave.net
Purchasing Phone: 972.721.2631

5/2,5/9

PUBLIC
NOTICES

CITY OF
MESQUITE

NOTICE OF PUBLIC HEARING

The Mesquite City Council will hold a public hearing on the following item at 7:00 p.m., Monday, May 20, 2024, in the City Council Chambers of City Hall located at 757 North Galloway Avenue, to determine whether the zoning classification shall be changed on the following properties:

- 1. ZONING APPLICATION NO. Z0324-0353.
Conduct a public hearing on Zoning Application No. Z0324-0353 submitted by Foresite Group, LLC., for a zoning change from Agricultural zoning district to General Retail zoning district to allow uses permitted in the General Retail zoning district located at 6491 FM 741.

5/2



TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Krishna Pratiksha Inc dba My Store at 10810 Ferguson Rd, Dallas, Dallas County, TX 75228.
Pratiksha Subedi - Pres/Sec

5/1,5/2

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Raghu Cedar Inc dba Cedar Ridge Food Mart at 102 S Cedar Ridge Dr, Duncanville, Dallas County TX 75116.
Ram Shah - Pres/Sec

5/1,5/2

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and Food and Beverage Certificate and Late Hours Certificate by TG Jake Investment LLC DBA Tailgaters Sports Bar & Grill At 10677 E Northwest Hwy Ste 400, Dallas, Dallas County, TX
Officers of said LLC are:

Ankit Shah – Member
Hetal Patel – Member
Nikhil Kapadia – Member

5/1,5/2

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and Food and Beverage Certificate and Late Hours Certificate by TG Jake Investment LLC DBA Game-day At 7215 Skillman St Ste 300, Dallas, Dallas County, TX
Officers of said LLC are:
Ankit Shah – Member
Hetal Patel – Member
Nikhil Kapadia – Member

5/1,5/2

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for LANCASTER VENTURES LLC dba Dream Food Market at 3502 S Lancaster Rd, Dallas, Dallas county, Texas 75216 .
Pramod Kumar - Managing Member
Harveer Singh Uppal - Managing Member

5/1,5/2

Application has been made with the Texas Alcoholic Beverage Commission for a Wine-Only Package Store Permit (Q) for 3 Star Dreams Denley LLC dba Denley Food Mart at 900 S. Denley Dr., Dallas, Dallas County, TX 75216.
Naveed Zulfiqar - Manager
Rahim Lalani - Manager
Neupane Laya - Manager

5/1,5/2

Application has been made with the Texas Alcoholic Beverage

Commission for a Wine-Only Package Store Permit (Q) for Shantanise Jackson dba Ash LN Quick Stop at 3116 Al Lipscomb Way, Dallas, Dallas County, TX 75215.
Shantanise Jackson - Owner

5/1,5/2

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate Required for JEKLL INC dba Rio Bravo Mexican Restaurant Seafood & Bar at 425 West Pioneer Parkway Dallas County Grand Prairie TX 75051.
Calixta Palma Melendez
Director, President, Secretary, Stockholder/Shareholder, Owner

5/2,5/3

Application is made to the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with a Food and Beverage Certificate and a Late Hours Certificate by Everybody Wants Some LLC, DBA "Vice Park," located in Dallas County at 2601 Gaston Avenue, Dallas, TX. Managers: Atomic Punk LLC (Jonathan B Valz, Managing Member) and Aventador 34 LLC (Federico F Taylor, Manager)

5/2,5/3



**LEGAL NOTICES
CONTINUED**

Application has been made with the Texas Alcoholic Beverage Commission for a Wine-Only Package Store Permit (Q) for LA CHAPALITA, LLC. dba Alexandria Market at 1100 Elm St., Carrollton, Dallas County, TX 75006.

Javeed Hyder - Manager

5/2,5/3

NOTICE TO CREDITORS

Notice to Creditors For THE ESTATE OF William Rowland Edwards, Jr., Deceased

Notice is hereby given that Letters Testamentary upon the Estate of William Rowland Edwards, Jr., Deceased were granted to the undersigned on the 17th of April, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Jon Paul Edwards c/o Robert S. Morris within the time prescribed by law.

My address is Jon Paul Edwards c/o Robert S. Morris Attorney at Law 2871 Lake Vista Drive, Suite 100, Lewisville, Texas 75067 Executor of the Estate of William Rowland Edwards, Jr. Deceased.

CAUSE NO. PR-24-00639-3

5/2

Notice to Creditors For THE ESTATE OF JAMES VAN LUTTRELL, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of JAMES VAN LUTTRELL, Deceased were granted to the undersigned on the 17th of April, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to MICHAEL LUTTRELL within the time prescribed by law.

My address is 103 McClendon Road Lavan, Texas Independent Executor of the Estate of JAMES VAN LUT-

TRELL Deceased.
CAUSE NO. PR-23-04037-3

5/2

Notice to Creditors For THE ESTATE OF BERTHA KARABAIC, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of BERTHA KARABAIC, Deceased were granted to the undersigned on the 25th of April, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Joann Jenkins within the time prescribed by law.

My address is Joann Jenkins c/o Barkley T. Miller Attorney at Law 12900 Preston Rd, Ste 907 Dallas, TX 75230-6301 Independent Executrix of the Estate of BERTHA KARABAIC Deceased.

CAUSE NO. PR-24-00649-1

5/2

Notice to Creditors For THE ESTATE OF RHENDA JANAN WHITE, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of RHENDA JANAN WHITE, Deceased were granted to the undersigned on the 3rd of April, 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 DEVRRY JANAN MITCHELL within the time prescribed by law.

My address is 811 Pelican Lane, Coppell, Texas 75019 Executor of the Estate of RHENDA JANAN WHITE Deceased.

CAUSE NO. PR-23-04262-3

5/2

Notice to Creditors For THE ESTATE OF JOHN EDWARD LARKIN, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of JOHN EDWARD LARKIN, Deceased were granted to the undersigned on the 25th of April, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Sonja G. Larkin within the time prescribed by law.

My address is c/o Alan J. Hostetter, P.C. 7557 Rambler Rd., Ste. 1450 Dallas, TX 75231 Independent Executor of the Estate of JOHN EDWARD LARKIN Deceased.

CAUSE NO. PR-24-00233-1

5/2

Notice to Creditors For THE ESTATE OF BEVERLY SHERRI FREEMAN, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of BEVERLY SHERRI FREEMAN, Deceased were granted to the undersigned on the 26 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 Jeffrey L. Crouch within the time prescribed by law.

My address is c/o Pyke & Associates, P.C. 7557 Rambler Rd., Suite 850 Dallas, Texas 75231 Independent Executor of the Estate of BEVERLY SHERRI FREEMAN Deceased.

CAUSE NO. PR-23-04348-2

5/2

Notice to Creditors For THE ESTATE OF PEGGY JUNE HORN, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of PEGGY JUNE HORN, Deceased were granted to the undersigned on the 27 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 JAMES LAWRENCE HORN within the time prescribed by law.

My address is 3905 ESCOBA DR GRAND PRAIRIE, TEXAS 75052 Independent Executor of the Estate of PEGGY JUNE HORN Deceased.

CAUSE NO. PR-24-00121-1

5/2

Notice to Creditors For THE ESTATE OF Julie Ann Bagnall, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Julie Ann Bagnall, Deceased were granted to the undersigned on the 10th day of April, 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 Bob Penn Bagnall within the time prescribed by law.

My address is c/o Hartsfield Law, P.C. 3300 S. Broadway, Suite 101 Tyler, Texas 75701 Independent Executor of the Estate of Julie Ann Bagnall Deceased.

CAUSE NO. PR-23-04356-2

5/2

Notice to Creditors For THE ESTATE OF TRANG THUY NGUYEN, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of TRANG THUY NGUYEN, Deceased were granted to the undersigned on the 17 of APRIL, 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 JAMES N. BALEN within the time prescribed by law.

My address is c/o Pyke & Associates, P.C. 7557 Rambler Rd., Suite 850 Dallas, Texas 75231 Administrator of the Estate of TRANG THUY NGUYEN Deceased.

CAUSE NO. PR-23-01976-3

5/2

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Terry Presley, Deceased, were issued on April 10, 2024, in Cause No. PR-23-04375-1, pending in the Probate Court No: 1, Dallas County, Texas, to: Lynda Marlene Presley.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: **Wende M. Hawthorne Attorney at Law, P.C. 106 S. Bois D 'Arc St. Forney, TX 75126**

DATED the 1st day of May, 2024.

/s/ Wende M. Hawthorne
Wende M. Hawthorne, State Bar No.: 09259880
106 S. Bois D 'Arc St. Forney, TX 75126
Telephone: (972) 564-9002
Facsimile: (972) 564-9979
E m a i l : whawthorne@hawthorneattorney.com
Attorney for Lynda Marlene Presley

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CITATIONS BY PUBLICATION

CITATION BY PUBLICATION
THE STATE OF TEXAS COUNTY OF DALLAS
In the name and by the authority of the State of Texas

notice is hereby given as follows:

To **UNKNOWN HEIRS OF MARIA RIVERA**, whose location(s) is unknown, and such person's unknown heirs, successors and assigns, whose identities and locations are unknown, unknown owners, such unknown owner's heirs, successors and assigns, and any and all other persons, including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the following described property delinquent to Plaintiff herein, for taxes, to-wit: **LOT FIFTEEN (15) IN BLOCK K OF COLLEGE PARK ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE REVISED MAP OR PLAT THEREOF RECORDED IN VOLUME 74114, PAGE 2063 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

Which said property is delinquent to Plaintiff for property taxes paid under contract in the following amounts: \$15,966.51, exclusive of interest, penalties, and costs, and allowed by law up to and including the day of judgment herein.

You are hereby notified that suit has been brought by Home Tax Solutions, LLC, as Plaintiffs, against Maria Rivera, as Defendant(s), by petition filed on March 8, 2023, in a suit styled **HOME TAX SOLUTIONS, LLC VS. MARIA RIVERA** for collection of delinquent amounts due and owing on said property for taxes, and that suit is now pending in the 68th Judicial District Court of Dallas County, Texas and the case number is TX-23-00433.

Plaintiff seeks recovery of delinquent ad valorem taxes on the property hereinabove described, and in addition to the taxes, all interest, penalties, and costs allowed by law thereon up to and including the day of judgment herein, and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

All parties to this suit, including plaintiff, defendants, and intervenors, shall take notice that claims not only for any taxes which were delinquent on said property at the time this suit was filed but all taxes becoming delinquent thereon at any time thereafter up to the day of judgment, including all interest, penalties, and costs allowed by law thereon, may, upon request therefore, be re-

LEGAL NOTICES
CONTINUED

covered herein without further citation or notice to any parties herein, and all said parties shall take notice of and plead and answer to all claims and pleadings now on file and which may hereafter be filed in said cause by all other parties herein, and all of those taxing units above named who may intervene herein and set up their respective tax claims against said property.

You are hereby commanded to appear and defend such suit on the first Monday after the expiration of forty-two (42) days from and after the date of issuance hereof, the same being the ___ day of May 27, A.D., 2024 (which is the return day of such citation), before the honorable District Court of Dallas County, Texas, to be held at the courthouse thereof, then and there to show cause why judgment shall not be rendered for such taxes, penalties, interest, and costs, and condemning said property and ordering foreclosure of the constitutional and statutory tax liens thereon for taxes due the plaintiff, and those who may intervene herein, together with all interest, penalties, and costs allowed by law up to and including the day of judgement herein, and all costs of this suit.

ISSUED UNDER MY HAND and seal of Office at Dallas, Texas, on ___ April 12, 2024.
Felicia Pitre, Clerk of the District Court
Dallas County, Texas
By: /s/ Matthew Little, Deputy

4/18, 4/25, 5/2, 5/9

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