

**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**

## 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 7 will conduct an online auction to satisfy a landlord's lien. The Sale will be held online at StorageTreasures.com on **March 23, 2024 to April 1, 2024**. 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 clean up deposit is required. Successful bidders will remove contents within 72 hours of

purchase. METROPLEX SELF STORAGE 7 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:

Unit # b107- bins, boxes, kids toys, washer & dryer, tools, furniture, tires, speakers, computer parts, printer  
Unit #c204- wall paintings, boxes of porch lights, 2 entertainment pieces, bins, floor rug.

3/25,4/1

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. All spaces contain household furniture unless otherwise noted.

**7314: 3906 W. Airport Frwy, Irving, TX 75062, 04/09/2024 9:30AM**

Vaunya King; Richard Saiz; Juvell Calvin- Christmas decorations Yard decorations Boxes; Daren Williams; Jordan Pierce

**8893: 1509 W. Airport Fwy, Irving, TX 75062, 04/09/2024 9:45 AM**

Gael Nsambu; Jesse Hopper; Scott Presley, tools; Imani Williams

**1621: 4251 State Hwy 161, Irving, TX 75038, 04/09/2024 10:00 AM**

Iriyanana Wilkerson; Carla Robertson; Gilbert Col- office Furniture; David Mount- Pool Table; Alphonso Morris

**1616: 2301 Story Rd W, Irving, TX 75038, 04/09/2024 10:15 AM**

Lea Alderson; Marc Nelson  
**1765: 1975 W. Northwest Hwy, Dallas, TX 75220, 04/09/2024 10:30AM**

Kathleen Hawkins; Prince Tsagli; Tariq Shirley

**7410: 3335 W. Northwest Hwy, Dallas, TX 75220, 04/09/2024 10:45 AM**

Rickey Douglas; Dalton Harris  
**1771: 810 S. Denton Tap Rd, Coppell, TX 75019 04/09/2024 11:15 AM**

Nicolasa Tellez; Strength John; Lennon Allen

**1607: 1751 E. Belt Line Rd, Coppell, TX 75019 04/09/2024 11:30 AM**

Demaury Williams; Cory Laurence; William Vezina; Shakamia Jackson

**3228: 2305 Manana Dr, Dallas, TX 75220, 04/09/2024**

**2:15 PM**

Tony Hunter Jr Shelving Misc  
**3788: 585 S. MacArthur Blvd, Coppell, TX 75019, 4/09/24 2:45 PM**

Roberto Conti

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

3/25,4/1

### Notice of Self Storage Sale

Please take notice Storage-Home located at 407 Thorne St/4900 IH-45 N Wilmer TX 75172 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.lockerfox.com](http://www.lockerfox.com) on 4/18/2024 at 12:30PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Juan Moreno; Jena Arthur; Angela M Rockwell; Sonia Rodriguez; Dennis Smith; Lataylor Cobb; Ida Armstead. 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.

4/1,4/8

In accordance with the Texas property code, Chapter 59, Advantage Storage at 330 W Lyndon B. Johnson FWY, Irving, TX 75063, 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 330 W Lyndon B. Johnson FWY, Irving, TX 75063 on 4/6/2024, 4/13/2024 at 11:00am.

A deposit may be required for removal and cleanup.

Names of tenants and general description: Miriam Rusel Unit#0384: Washer, Dryer, Video Game cases, Gaming Furniture, Misc Boxes, Clothes.

Roger Veach Unit#0390: Fishtank tv, bedframe, Misc boxes

Josephine Donnelly

Unit#0441: teaching supplies, artwork

Dominique Irving Unit#1024: 2 tvs, Nike Shoe Boxes, Tent, Workout items

Tenants may redeem their goods for full payment in cash only up to time of auction. Call Advantage Storage at 972-501-9311. Auctioneer: Storage Treasures

4/1,4/8

In accordance with the Texas property code, Chapter 59, A-American Self Storage at 9951 Royal Lane, Dallas, Texas 75231, 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 9951 Royal Lane, Dallas, Texas 75231 on Thursday, April 18, 2024 at 1:00 pm.

A deposit may be required for removal and cleanup.

Names of tenants and general description: Solomon Okwuchukwu, Carlos Diaz, Cade Brown, Karla Amador, Fortino Bautista, Gustavo Alfaro Gonzalez, Rodrick Branch, Augusto Arrangoiz, Anibal Herrera

Contents: Household item, Furniture, tools ect.

Tenants may redeem their goods for full payment in cash only up to time of auction. Call A-American Self Storage at 214-341-8823. Auctioneer: Walt Cade

4/1,4/8

**Compass Self Storage  
1150 S. US Highway 67  
Cedar Hill, Tx 75104  
972-293-5880**

#124 Randy Johnston

#158 Hayward Oliver

The goods in this auction are being sold, pursuant to the TX Self Storage Property Code. The goods are generally described as household goods/business related items, unless otherwise noted. Compass Self Storage reserves the right to accept or reject any and all bids. The payment terms, are **CASH ONLY**. Complete terms of the Auction will be posted, the day of the sale, at the Auction Site. See and bid on all units @ [www.selfstorageauction.com](http://www.selfstorageauction.com), April 16th 2024, ending at 10:00 AM

4/1,4/8

## ABANDONED VEHICLES

ABANDONED VEHICLES In compliance with the Transportation Code 683.031; if you have legal ownership on the following vehicles please contact MESQUITE AUTO IMPOUND VSF#0655233VSF at 972.288.1475 located at 2443 Franklin Dr. Mesquite, TX 75150, to reclaim the vehicle by paying all accrued charges. Total charges cannot be calculated until the vehicle is claimed. Failure to reclaim the vehicle is a waiver of all rights, title, and interest in the vehicle and personal property and a consent to sell the vehicle at public sale and right to dispose of the vehicle. (<https://www.tdlr.texas.gov>)  
YR MAKE MODEL VIN (State)  
2003 Honda Accord  
1HGCM56673A127693 (MN),  
2021 Mitsubishi Outlander  
JA4APUAU8MU036567 (no plate), (Year Unknown) Caterpillar T100c Serial #55L471 (no plate), 2005 Ford Mustang  
12VFT80N455149191 (TX),  
2009 Tecstar, LP Foose F150  
1FTPH14V69FA13659 (TX),  
2010 Trailer Trailer (No VIN) (no plate), 2023 Gatomade Trailers 40ft  
4Z1GF4027PS012874 (no plate)

3/14, 4/1

**1st AD  
Peak Auto Storage LLC  
11211 Goodnight Lane  
Dallas, Texas 75229  
Public Notice  
VSF 0586282  
3/27/24**

The following vehicles are impounded by the Peak Auto Storage LLC. The owners and lienholders of these vehicles have. Pursuant to the Texas Transportation Code, Sect. 683.014, 683.015, failure of the owner or lienholder to reclaim the vehicle. shall be deemed a waiver of all right, title and interest in the vehicle and their consent to the sale of same at Public Auction. All inquiries concerning the vehicles should be directed to the storage facility. Proof of ownership is required to claim vehicle. Fees accumulate daily. Vehicle descriptions follow

**LEGAL NOTICES  
CONTINUED ON NEXT PAGE**

# LEGAL NOTICES CONTINUED

w i t h :  
Year/Make/Model/VIN/Plate/  
Price. TDLR WEBSITE:  
www.tdlr.texas.gov  
**Invoice Year Make Model  
Color VIN Plate Date Price**  
329630 2004 FOREST  
RIVER US Cargo Round Top  
B l a c k  
5NHUUS0174X073161  
(TX) NOPLATE 3/27/24  
\$495.15  
330022 1976 CHEVROLET  
TRUCK Brown No Vin  
(TX) B17506K 3/27/24  
\$445.68

There will be a public sale  
online at peakautoauction-  
stx.hibid.com in 46 days of  
this notice

4/1

## BID NOTICES



### RFP #2024-08 STEM Edu- cational Software

The Education Service  
Center Region 10, 400 E.  
Spring Valley Road, Richard-  
son, Texas 75081 will receive  
sealed proposals for RFP  
#2024-08 for STEM Educa-  
tional Software. For details  
and/or specifications, contact  
the Purchasing Consultant at  
972-348-1184 or email  
clint.pechacek@region10.or  
g. Bid specifications will also  
be posted on the Region 10  
website at this link [www.region10.org/about-us/request-  
for-proposals-bids/](http://www.region10.org/about-us/request-for-proposals-bids/). All  
proposals are due via Re-  
gion 10's Bonfire portal on  
Friday, April 19, 2024 at 2:00  
pm CT. Proposals will be  
evaluated by Region 10 staff  
upon receipt. Final award by  
the Region 10 Board will be  
made on or before Wednes-  
day, June 19, 2024. Educa-  
tion Service Center Region  
10 reserves the right to ac-  
cept or reject any and/or all  
proposals.

3/25,4/1

### REQUEST FOR COMPETITIVE SEALED PROPOSALS UPLIFT EDUCATION HEIGHTS SECONDARY PREP

UPLIFT Education will ac-  
cept Competitive Sealed  
Proposals for the Uplift  
Heights Secondary Prep  
from qualified offerors. Pro-  
posals due April 11, 2024 at  
3:00 PM by email to vkim-

ble@hksinc.com. No propos-  
als for this project shall be  
accepted after this deadline.  
Proposals will be read aloud  
immediately after bid due  
date and time virtually via  
Zoom; instructions in project  
documents.

The Project includes minor  
floor, wall, and ceiling re-  
placement at Heights Sec-  
ondary Prep Campus, Uplift  
2806 Canada Dr Dallas, TX  
75212.

Plans and Specifications  
will be available beginning  
**March 25, 2024**, from HKS  
Architects. Please email  
vkimble@hksinc.com for a  
copy of plans and specifica-  
tions.

No PreProposal will be  
held.

UPLIFT Education reserves  
the right to reject any and/or  
all submittals, to award con-  
tracts as may appear advan-  
tageous to UPLIFT  
Education and to waive all  
formalities in the procure-  
ment process.

3/26,4/1

The Carrollton-Farmers  
Branch ISD is soliciting Re-  
quest for Proposals from the  
Purchasing Office at 1505  
Randolph Street, Carrollton,  
Texas 75006 until:  
**3:00PM, Thursday, April 11,  
2024 for RFP 2024-03-054  
Student Nutrition Hard-  
ware.**

Additional information may  
be obtained by calling 972-  
968-6330 or by accessing  
the Purchasing website at  
[https://www.cfbisd.edu/de-  
partments/purchasing](https://www.cfbisd.edu/departments/purchasing). Ven-  
dors must be a member of  
our IonWave system, a one-  
time free registration is re-  
quired to access and  
complete the bid. All speci-  
fications, evaluation criteria  
and instructions can be  
found in the system at  
[https://cfbpurchasing.ion-  
wave.net/Login.aspx](https://cfbpurchasing.ion-wave.net/Login.aspx). Please  
reference the above listed  
bid.

And also, until:  
**3:00PM, Thursday, April 11,  
2024 for RFQ 2024-03-052  
Professional Services for  
Construction.**

Additional information may  
be obtained by calling 972-  
968-6330 or by accessing  
the Purchasing website at  
[https://www.cfbisd.edu/de-  
partments/purchasing](https://www.cfbisd.edu/departments/purchasing). Ven-  
dors must be a member of  
our Ion Wave system, a one-  
time free registration is re-  
quired to access and  
complete the bid. All speci-  
fications, evaluation criteria  
and instructions can be  
found in the system at  
[https://cfbpurchasing.ion-](https://cfbpurchasing.ion-wave.net/Login.aspx)

[wave.net/Login.aspx](https://www.cfbisd.edu/departments/purchasing). Please  
reference the above listed  
bid.

And also, until:  
**3:00PM, Thursday April 11,  
2024 for RFQ 2024-03-053  
Construction Auditing  
Services.**

Additional information may  
be obtained by calling 972-  
968-6330 or by accessing  
the Purchasing website at  
[https://www.cfbisd.edu/de-  
partments/purchasing](https://www.cfbisd.edu/departments/purchasing). Ven-  
dors must be a member of  
our Ion Wave system, a one-  
time free registration is re-  
quired to access and  
complete the bid. All speci-  
fications, evaluation criteria  
and instructions can be  
found in the system at  
[https://cfbpurchasing.ion-  
wave.net/Login.aspx](https://cfbpurchasing.ion-wave.net/Login.aspx). Please  
reference the above listed  
bid.

3/27,4/1



### Parkland Notice to Vendors REQUEST FOR PROPOS- ALS: RFP# 1623494 – ROOFTOP SOLAR PAN- ELS

The Dallas County Hospital  
District dba Parkland Health  
(Parkland) is currently re-  
questing proposals for  
Rooftop Solar Panels. Spec-  
ifications can be downloaded  
at [https://sms-phhs-prd.infor-  
cloudsuite.com/fsm/Supply-  
ManagementSupplier/land/99-  
2?csk.SupplierGroup=PHHS](https://sms-phhs-prd.inforcloudsuite.com/fsm/Supply-ManagementSupplier/land/99-2?csk.SupplierGroup=PHHS)  
Event# 555

Please note: You must be  
registered with Parkland in  
order to submit questions  
and to submit a response.  
Proposals are due April 30,  
2024 by 2:00 PM CST as  
prescribed in the RFP. Point  
of contact is Steve Adrian,  
[steve.adrian@phhs.org](mailto:steve.adrian@phhs.org)

4/1,4/8

## TEXAS ALCOHOL & BEVERAGE COMMISSION LICENSES & RENEWALS

Application has  
been made with the  
Texas Alcoholic Bev-  
erage Commission  
for a Wine and Malt

**Beverage Retailer's  
Off-Premise Permit  
(BQ) for PRNB LLC  
dba BH SUPER MER-  
CADO at 4754  
BERNAL DR DALLAS  
TX 75212, DALLAS  
COUNTY.  
RAMESH GHIMIRE -  
MEMBERS**

3/28,4/1

Application has  
been made with the  
Texas Alcoholic Bev-  
erage Commission  
for a Food and Bever-  
age Certificate (FB)  
and Late Hours Cer-  
tificate (LH) and  
Mixed Beverage Per-  
mit (MB) for Delilah  
Dallas, LLC dba  
Delilah Dallas at 1616  
Hi Line Drive, Suite  
110, Dallas, Dallas  
County, TX 75207.  
Brian Toll - Manager  
John Terzian - Man-  
ager  
The Hwood Group  
LLC - Sole Member

3/28,4/1

Application has  
been made with the  
Texas Alcoholic Bev-  
erage Commission  
for a Wholesaler's  
Permit (W) for Miss  
Sippin Finest, LLC  
dba Miss Sippi Finest  
at 2300 Valley View  
Lane Irving, TX, Dal-  
las County 75062.  
Shameka Grant  
Thomas

3/28,4/1

Application has  
been made with the  
Texas Alcoholic Bev-  
erage Commission  
for a Mixed Beverage  
Permit (MB) for  
Doughbird Inwood  
Village LLC dba  
Doughbird at 5560 W  
Lovers Lane, Suite  
260, Dallas, Dallas  
County, Texas 75209.  
FRC Management,  
LLC - Manager

**Samuel Fox - Man-  
ager of FRC Manage-  
ment, LLC**

4/1,4/2

## NOTICE TO CREDITORS

### Notice to Creditors For THE ESTATE OF Davidson McGinnis Jr., Deceased

Notice is hereby given that  
Letters Testamentary upon  
the Estate of Davidson  
McGinnis Jr., Deceased  
were granted to the under-  
signed on the 22nd day of  
August, 2023 by The Pro-  
bate Court of Dallas County,  
Texas. All persons having  
claims against said estate  
are hereby required to pre-  
sent the same to Ms. DENISE  
ROSE within the time pre-  
scribed by law.

My address is 601 Parkhill  
Drive, Mansfield, Texas  
76063

Independent Executor of the  
Estate of Davidson McGinnis  
Jr. Deceased.

CAUSE NO. PR-22-00332-1

4/1

### Notice to Creditors For THE ESTATE OF Debra Green, Deceased

Notice is hereby given that  
Letters of Independent Ad-  
ministration upon the Estate  
of Debra Green, Deceased  
were granted to the under-  
signed on the 27 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 Aundrea Green  
within the time prescribed by  
law.

My address is 1142 Quail  
Hunt DR

Riverdale, GA 30296

Administrator of the Estate of  
Debra Green Deceased.

CAUSE NO. PR-22-02977-3

4/1

### Notice to Creditors For THE ESTATE OF Marina Bowers, Deceased

Notice is hereby given that  
Letters Testamentary upon  
the Estate of Marina Bowers,  
Deceased were granted to  
the undersigned on the 16th  
of February, 2024 by Probate  
Court No. 3 of Dallas County,  
Texas. All persons having  
claims against said estate

LEGAL NOTICES  
CONTINUED ON NEXT PAGE

# LEGAL NOTICES CONTINUED

are hereby required to present the same to Jessica Bowers Jess, c/o Kenneth M. Stillman, Attorney at Law within the time prescribed by law. My address is 11300 North Central Expressway, Suite 408, Dallas, Texas 75243 Independent Executor of the Estate of Marina Bowers Deceased. CAUSE NO. PR-23-03829-3

4/1

## Notice to Creditors For THE ESTATE OF Willie Mae McGinnis, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Willie Mae McGinnis, Deceased were granted to the undersigned on the 7th day of April, 2023 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Ms. DENISE ROSE within the time prescribed by law. My address is 601 Parkhill Drive, Mansfield Texas 76063 Administrator of the Estate of Willie Mae McGinnis Deceased. CAUSE NO. PR-22-03311-1

4/1

## NOTICE TO CREDITORS

Notice is hereby given that original Letters of Administration for the Estate of Michael Don Maddox, Deceased, were issued on March 20, 2024, in Cause No. PR-22-00632-3, pending in the Probate Court No. 3 of Dallas County, Texas, to: Linda Maddox Rogan.

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

**Linda Maddox Rogan**  
14519 Tanglewood Drive  
Farmers Branch, Texas  
75234

DATED the 20th day of March.

Lori A. Leu  
State Bar No. 12243550  
[llei@leulawfirm.com](mailto:llei@leulawfirm.com)

Erin W. Peirce  
State Bar No. 24058035  
[eperce@leulawfirm.com](mailto:eperce@leulawfirm.com)

Lauren E. Olson  
State Bar No. 24084729  
[lolson@leulawfirm.com](mailto:lolson@leulawfirm.com)  
2313 Coit Road, Suite A  
Plano, TX 75075

Telephone: 972.996.2540  
Facsimile: 972.996.2544

**ATTORNEYS FOR LINDA  
MADDOX ROGAN**

4/1

## Notice to Creditors For THE ESTATE OF WESLEY JOE WYATT, SR., Deceased

Notice is hereby given that Temporary Letters of Administration with Bond upon the Estate of WESLEY JOE WYATT, SR., Deceased were granted to the undersigned on the 16th 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 Derek Long within the time prescribed by law.

My address is c/o Penfold & Long, PC  
5950 Sherry Lane, Suite 220  
Dallas, Texas 75225

Temporary Administrator of the Estate of WESLEY JOE WYATT, SR. Deceased.  
CAUSE NO. PR-23-02140-1

4/1

## Notice to Creditors For THE ESTATE OF Norma Lee Slavens a/k/a Norma L. Slavens, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Norma Lee Slavens a/k/a Norma L. Slavens, Deceased were granted to the undersigned on the 26th of July, 2023 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Dorothy J. Robb, Independent Executor within the time prescribed by law.

My address is 307 Sherwood Road  
Rogersville, Missouri 65742  
Independent Executor of the Estate of Norma Lee Slavens a/k/a Norma L. Slavens Deceased.

CAUSE NO. PR-22-03910-2

4/1

## Notice to Creditors For THE ESTATE OF Patricia Naumann Hamilton, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Patricia Naumann Hamilton, Deceased were granted to the undersigned on the 28th 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 Tammy Hamilton Bain within the time prescribed by law.

My address is c/o Hardesty Law Office, PLLC  
209 W. Main Street, Suite 101  
Waxahachie, TX 75165  
Independent Administrator of the Estate of Patricia Naumann Hamilton Deceased.  
CAUSE NO. PR-23-01296-1

4/1

# PROBATE CITATIONS

## CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-01033-2

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Ehrin Scott Johnson, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, April 08, 2024**, to answer the Application For Letters Of Administration And Determination Of Heirship filed by **Michelle Johnson**, on the March 21, 2024, in the matter of the Estate of: **Ehrin Scott Johnson, Deceased**, No. PR-24-01033-2, and alleging in substance as follows:

**Applicant alleges that the decedent died on January 12, 2024 in Dallas, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Ehrin Scott Johnson, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 25, 2024  
**JOHN F. WARREN**, County Clerk

Dallas County, Texas  
By: Chloe Tamayo, Deputy

4/1



## CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-23-02384-2

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Patria M. Holmes, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower,

in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, April 08, 2024**, to answer the Application To Determine Heirship And For Letters Of Independent Administration filed by **La Homer Holmes**, on the July 03, 2023, in the matter of the Estate of: **Patria M. Holmes, Deceased**, No. PR-23-02384-2, and alleging in substance as follows:

**Applicant alleges that the decedent died on May 30, 2023, in Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Patria M. Holmes, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 25, 2024

**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Esther Mawa, Deputy

4/1

## CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-23-03535-2

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Ruben G Ambriz, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, April 08, 2024**, to answer the Application to Declare Heirship filed by **Ruben J Ambriz** on the November 27, 2023, in the matter of the Estate of: **Ruben G Ambriz, Deceased**, No. PR-23-03535-2, and alleging in substance as follows:

**Applicant alleges that the decedent died on August 28, 2023 in Grand Prairie, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Ruben G Ambriz, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, March 26, 2024  
**JOHN F. WARREN**, County Clerk

Dallas County, Texas  
By: Lupe Perez, Deputy

4/1

# CITATIONS BY PUBLICATION

## CITATION BY PUBLICATION THE STATE OF TEXAS THE UNKNOWN HEIRS-AT-LAW OF MARIA HILIANA CATALAN, DECEASED GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **29TH DAY OF APRIL, 2024**, at or before ten o'clock A.M. before the Honorable **14TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](http://TexasLawHelp.org).

Said Petitioner's Petition was filed in said court, ON THIS THE 13TH DAY OF OCTOBER, 2023, in this cause, numbered **DC-23-17595** on the docket of said Court, and styled: **BANK OF AMERICA N.A., Petitioner vs. JOSE CARMEN CATALAN A/K/A CARMEN CATALAN JOSE RAMON CATALAN, HILIANA JANEL CATALAN, AND THE UNKNOWN HEIRS-AT-LAW OF MARIA HILIANA CATALAN, DECEASED** Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF'S SUMMARY OF SUIT FOR CITATION BY PUBLICATION**

Plaintiff Bank of America, N.A., its successors and assigns, by and through its attorney of record, Thuy Frazier of McCarthy & Holthus, LLP, 1255 West 15th Street, Suite 1060, Plano, Texas 75075, brought suit in rem only, against Jose Carmen Catalan a/k/a Carmen Catalan, Jose Ramon Catalan, Hiliana Janel Catalan, and the Unknown Heirs-at-Law of Maria Hiliana Catalan, Deceased, and any other person(s) claiming any right, title, or interest through Maria Hiliana Catalan, as

LEGAL NOTICES  
CONTINUED ON NEXT PAGE

**LEGAL NOTICES**  
**CONTINUED**

heir(s)-at-law to 14514 Seagoville Rd, Dallas, Texas 75253 and legally described to wit:

TRACT I: LOT 11, -CITY BLOCK 8825 OF JULI ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004204, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS. TRACT II: BEING A TRACT OF LAND SITUATED IN THE ROBERT KLEBERG SURVEY; ABSTRACT NO. 716, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 8, 9, AND 10, DALLAS CITY BLOCK 8825 OF THE J. T. MOORE ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 83, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF LOT 8 OF THE AFOREMENTIONED J.T. MOORE ADDITION, SAME BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SEAGOVILLE ROAD (80 RIGHT-OF-WAY); THENCE, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, SOUTH 44 DEGREES 42 MINUTES 05 SECONDS EAST A DISTANCE OF 211.24 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND BEING THE EASTERNMOST CORNER OF THE AFOREMENTIONED LOT 10; THENCE, ALONG THE SOUTHEAST LINE OF SAID LOT 10, SOUTH 46 DEGREES 26 MINUTES 21 SECONDS WEST A DISTANCE OF 32.01 FEET, TO A POINT FOR CORNER; THENCE, 32 FEET FROM AND PARALLEL WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SEAGOVILLE ROAD, NORTH 44 DEGREES 42 MINUTES 05 SECONDS WEST A DISTANCE OF 210.60 FEET, TO A POINT ON THE NORTHWESTERLY LINE OF THE AFOREMENTIONED LOT 8; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 8, NORTH 46 DEGREES 15 MINUTES 53 SECONDS EAST A DISTANCE OF 32.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 6,758 SQUARE FEET OR 0.1551 ACRES OF LAND.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 15TH DAY OF MARCH, 2024.** FELICIA PITRE  
Clerk of the District Court of Dallas County, Texas  
George Allen Courts Building  
600 Commerce Street Suite 103  
Dallas, Texas, 75202  
By: **SHELIA BRADLEY**,  
Deputy

3/25,4/1,4/8,4/15

**CITATION  
BY PUBLICATION**  
THE STATE OF TEXAS  
**LONG Q. TRAN** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **29TH DAY OF APRIL, 2024**, at or before ten o'clock A.M. before the Honorable **68TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 13TH DAY OF JULY, 2023, in this cause, numbered **DC-23-09539** on the docket of said Court, and styled: **NORTH DALLAS BANK & TRUST CO.**, Petitioner vs. **LONG Q. TRAN** Respondent. A brief statement of the nature of this suit is as follows: **"THIS IS A LAWSUIT TO RECOVER DEBT OWED PURSUANT TO THE TERMS OF A PROMISSORY NOTE " THE**

**CITATION SHALL INCLUDE  
A DESCRIPTION OF THE  
PROMISSORY NOTE AS  
FOLLOWS: "THE PROMIS-  
SORY NOTE WITH NORTH  
DALLAS BANK & TRUST IN  
THE PRINCIPAL SUM OF  
\$25,000.00 DATED JUNE 17,  
2022."**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 15TH DAY OF MARCH, 2024** FELICIA PITRE  
Clerk of the District Court of Dallas County, Texas  
George Allen Courts Building  
600 Commerce Street Suite 103  
Dallas, Texas, 75202  
By: **SHELIA BRADLEY**,  
Deputy

3/25,4/1,4/8,4/15

**CITATION  
BY PUBLICATION**  
THE STATE OF TEXAS  
**MATTHEW NILAN — HEIR  
AT LAW OF JAMES F. WOJ-  
CIK, DECEASED & HEIR AT  
LAW OF MARIA NILAN WO-  
JCIK, DECEASED** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **29TH DAY OF APRIL, 2024**, at or before ten o'clock A.M. before the Honorable **68TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you.

Said Petitioner's Petition was filed in said court, ON THIS THE 16TH DAY OF MARCH, 2023, in this cause, numbered **DC-23-03688** on the docket of said Court, and styled: **NATIONSTAR MORTGAGE LLC**, Petitioner vs. **JAMES F. WOJCIK AND MARIA NILAN WOJCIK AND THE HEIRS AT LAW OF JAMES F. WOJCIK, DECEASED AND THE HEIRS AT LAW OF MARIA NILAN WOJCIK, DECEASED**, Respondent. A brief statement of the nature of this suit is as follows: **"THE PETI-**

**TION SEEKS AN ORDER TO  
FORECLOSE THE LIEN ON  
THE PROPERTY AND AS-  
SERT A CLAIM TO THE  
PROPERTY LOCATED AT  
5200 KELLER SPRINGS  
ROAD UNIT 313, DALLAS,  
TX 75248 AND LEGALLY  
DESCRIBED AS: UNIT 313  
AND A 0.26872600 PER-  
CENT UNDIVIDED INTER-  
EST IN AND TO THE  
GENERAL AND LIMITED  
COMMON ELEMENTS OF  
BONAVENTURE CONDO-  
MINIUMS, A CONDOMINIUM  
REGIME TO THE CITY OF  
DALLAS, DALLAS COUNTY,  
TEXAS, ACCORDING TO  
THE CONDOMINIUM DEC-  
LARATION DATED AUGUST  
25, 1993 AND RECORDED  
IN VOLUME 93165, PAGE  
5849, CONDOMINIUM  
RECORDS OF DALLAS  
COUNTY, TEXAS; AND AS  
AMENDED IN VOLUME  
99251, PAGE 456, DEED  
RECORDS OF DALLAS  
COUNTY, TEXAS.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 15TH DAY OF MARCH, 2024** FELICIA PITRE  
Clerk of the District Court of Dallas County, Texas  
George Allen Courts Building  
600 Commerce Street Suite 103  
Dallas, Texas, 75202  
By: **SHELIA BRADLEY**,  
Deputy

3/25,4/1,4/8,4/15

**CITATION  
BY PUBLICATION**  
THE STATE OF TEXAS  
**THE UNKNOWN HEIRS AT  
LAW OF JAMES WALLACE**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **29TH DAY OF APRIL, 2024**, at or before ten o'clock A.M. before the Honorable **116TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against

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

Said Petitioner's Petition was filed in said court, ON THIS THE 5TH DAY OF JANUARY, 2024, in this cause, numbered **DC-24-00243** on the docket of said Court, and styled: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003- BC1**, Petitioner vs. **WILLE MAE WALLACE AND THE UNKNOWN HEIRS AT LAW OF JAMES WALLACE** Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC1, BY AND THROUGH ITS ATTORNEY OF RECORD, WILLIAM A. MORPHIS OF CODILIS & MOODY, P.C., 20405 STATE HIGHWAY 249, SUITE 170, HOUSTON, TEXAS 77070, BROUGHT SUIT UNDER CAUSE NO. DC-24-00243 IN THE 116TH JUDICIAL DISTRICT COURT OF DALLAS COUNTY, TEXAS, FOR ENFORCEMENT AND FORECLOSURE OF DEED OF TRUST LIEN ON THE FOLLOWING DESCRIBED REAL PROPERTY OF WHICH DEFENDANTS, THE UNKNOWN HEIRS AT LAW OF JAMES WALLACE, ARE POTENTIAL PARTIES IN INTEREST: BEING LOT 7, BLOCK 7/3598 OF THE TRINITY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 386 OF THE MAP**

LEGAL NOTICES  
CONTINUED

**RECORDS OF DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 1807 ARIZONA A VENUE, DALLAS, TX 75216**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 13TH DAY OF MARCH, 2024** FELICIA PITRE

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

3/25,4/1,4/8,4/15

**CITATION  
BY PUBLICATION**

THE STATE OF TEXAS  
**JANET RAMIREZ RICO**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **29TH DAY OF APRIL, 2024**, at or before ten o'clock A.M. before the Honorable **191ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's **FIRST AMENDED PETITION** was filed in said court, **ON THIS THE 23RD DAY OF JANUARY, 2023**, in this cause, numbered **DC-23-17638** on the docket of said Court, and styled: **MONTRELL ASHCRAFT, INDIVIDUALLY AND AS NEXT FRIEND OF ZR AND MS JR.** Petitioner vs. **ASHLEY NECOLE MURATO, JANET RAMIREZ RICO** Re-

spondent. A brief statement of the nature of this suit is as follows: **1. PLAINTIFF FILED ITS ORIGINAL PETITION ON OCTOBER 16, 2023 FOR NEGLIGENCE. NEGLIGENCE PER SE AND GROSS NEGLIGENCE ARISING OUT OF AN AUTOMOBILE WRECK THAT OCCURRED ON MARCH 9, 2022. 2. ON OR ABOUT MARCH 9, 2022, PLAINTIFF MONTRELL ASHCRAFT WAS LAWFULLY OPERATING HIS 2004 CHEVROLET SUBURBAN WHILE ON BUCKNER BLVD. IN ROUTE TO TAKING ZR AND MS JR. TO SCHOOL. PLAINTIFF MONTRELL ASHCRAFT WAS AT A COMPLETE STOP AT A RED LIGHT ON THE INTERSECTION OF BUCKNER AND JOHN WEST ROAD WHEN DEFENDANT JANET RAMIREZ RICO SUDDENLY AND WITHOUT WARNING, COLLIDED IN THE REAR OF DEFENDANT ASHLEY NECOLE MURATO'S VEHICLE. ASHLEY NECOLE MURATO FAILED TO CONTROL HER VEHICLE AND SUDDENLY CAUSED THE FRONT OF HER VEHICLE TO COLLIDE WITH THE REAR OF PLAINTIFFS VEHICLE, CAUSING SEVERE INJURY AND DAMAGE TO PLAINTIFFS. BOTH DEFENDANT JANET RAMIREZ RICO AND DEFENDANT ASHLEY NECOLE MURATO'S NEGLIGENCE DIRECTLY AND PROXIMATELY CAUSED PLAINTIFF MONTRELL ASHCRAFT, ZR AND MS JR. TO SUSTAIN SEVERE INJURIES TO THEIR BODIES. PLAINTIFFS ARE SEEKING OVER \$1 MILLION EACH IN JUDGMENT AGAINST THE DEFENDANTS. 3. JANET RAMIREZ RICO LAST KNOWN ADDRESS IS LAST KNOWN ADDRESS IS 8039 CHARIOT DRIVE, APT 274, DALLAS, TX 75227.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 15TH DAY OF MARCH, 2024** FELICIA PITRE  
Clerk of the District Court of Dallas County, Texas  
George Allen Courts Building  
600 Commerce Street Suite 103

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

3/25,4/1,4/8,4/15



**MEMBER  
2024**

**TEXAS PRESS ASSOCIATION**

For military veteran caregivers,  
caregiving often starts earlier in life  
and lasts longer. To better care for  
your loved one, you must also  
care for yourself.

Get a **FREE** military veterans caregiving guide at  
**[aarp.org/caregiving](http://aarp.org/caregiving)**

**AARP** **ad COUNCIL**