

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.

In accordance with the Texas property code, Chapter 59, **Advantage Storage 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 Line at WWW.STORAGETREASURES.COM on **12/15/2023, Friday at 9:00 AM**. A deposit may be required for removal and cleanup.

Names of tenants and gen-

eral description: **Larry Johnson-Misc. Totes, Clothes**
Tenants may redeem their goods for full payment in cash only up to time of auction. Call **Advantage Storage at 972-840-0141**. Auctioneer: on line

11/30,12/7

ABANDONED VEHICLES

ABANDONED VEHICLES

The vehicles described below have been impounded in compliance with TDLR Texas Administrative Code Ch 85.703 (f) & Occupations Code. Ch 2303.153 (c), this notice is to apprise the registered owner & lien holders of their right to reclaim the vehicle within 31 days of the date of this notice. Failure to reclaim the vehicles will consent to the sale of the motor vehicle at public auction. Payment must be made to HBL Towing & Recovery located at 2012 I45, Hutchins, TX 75141. Texas Department of Licensing & Regulation, VSF LIC. NO. 0658990. For further information, please call 817-900-2222. Vehicles can be claimed 24 hours a day, 7 days a week. Total charges cannot be calculated until the vehicle is claimed. Storage accrues daily at \$21.03 plus tax for light duty and \$36.80 plus tax for vehicles over 25' per day.

FIRST PUBLIC NOTICE
2021 JEEP COMPASS. 3C4NJDCB3MT593398. APPROXIMATE FEES AS OF 11/30/2023 \$400

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

11/30

BID NOTICES



Parkland

November 28, 2023 PURCHASING DEPARTMENT NOTICE TO VENDORS Sealed responses to Invitation for Bids (IFB) for the fol-

lowing items will be received by the **Dallas County Hospital District Purchasing Department, 8435 N. Stemmons Freeway, Suite 900, Dallas, Texas 75247** until **12:00 p.m. CT on the date listed below. Specifications and solicitation/bidding documents may be secured online through [https://sms-phhs-prd.informcloudsuite.com/fsm/Supply-ManagementSupplier/land/2-](https://sms-phhs-prd.informcloudsuite.com/fsm/Supply-ManagementSupplier/land/2-22?csk.SupplierGroup=PHHS)**

22?csk.SupplierGroup=PHHS. Vendors must be registered in order to submit questions and bids/proposals.

The District reserves the right to reject any or all bids/proposals received after the closing date and time.

CONTACT AGENT: Kimberly Bell

Psych Intake Expansion: IFB#1554405
IFB Release Date: On or after November 30, 2023

Due Date: December 27, 2023, 2023 12:00 PM CDT
Bid Opening December 27, @ 12:30 PM CDT

Technical Questions:

Please submit all questions to: <https://sms-phhs-prd.informcloudsuite.com/fsm/Supply-ManagementSupplier/land/2-22?csk.SupplierGroup=PHHS> until December 15, 2023 10:00 AM CT. Questions will be answered and posted directly on the supplier portal.

11/30

CITY OF MESQUITE

ADVERTISEMENT FOR BIDS

RFQ No. 2024-039

The City of Mesquite will receive sealed bids for the following items 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 2024-039

BID TITLE: Architectural Services for Design and Construction of New Fire Station No. 8 and Public Safety Training Facility

OPENING DATE: December 21, 2023

OPENING TIME: 2:00 p.m.

The Specifications and Bid Forms may be obtained on and after **Thursday, November 30, 2023**, in the office of

Ryan Williams, Manager of Purchasing located at 757 N. Galloway Avenue, City Hall Bldg, 2nd Floor, 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 the 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 10:00 a.m. on Tuesday, December 12, 2023, at the City of Mesquite City Hall located at 757 N. Galloway Avenue, Mesquite, Texas 75149, in the Training Rooms A and B.

CITY OF MESQUITE, TEXAS
Ryan Williams, Manager of Purchasing

11/30,12/7

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.: 2024-044

BID TITLE: Annual Mowing Maintenance of the City of Mesquite - Large Lots

OPENING DATE: December 21, 2023

OPENING TIME: 2:00 p.m.

The Specifications and Bid Forms may be obtained on and after **Thursday, November 30, 2023**, in the office of Ryan Williams, Manager of Purchasing located at 757 N. Galloway Avenue, City Hall, 2nd Flr, 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.

CITY OF MESQUITE
Ryan Williams, Manager of Purchasing

11/30,12/7

CITY OF GARLAND

The City of Garland is accepting bids for bid 0145-24 GP&L Spencer Plant Cooling Towers #1/2 and #3 Wastewater Transportation and Disposal. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 12/12/23 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

11/30,12/7

CITY OF GARLAND

The City of Garland is accepting bids for **Bid 0255-24 Police Officer Recruit Entrance Exam and Preparation Materials**. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: December 14, 2023 at 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

11/30,12/7

REQUEST FOR BIDS/PROPOSALS

Request for Bids will be received and opened by the Dallas College Procurement Department, phone 972/860-7771 via **Electronic Submittal. Due December 20, 2023, no later than 2:00 pm. RFP-2023-257, Nursing Comprehensive Testing and Support Services, Dallas, TX.** Buyer: Joana Rangel; Advertising on 11/30/23 & 12/7/23. Note: Bid documents can be downloaded through our new **online bidding and eProcurement Sourcing system, Jaggaer at <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=DCCCD>**

11/30,12/7

LEGAL NOTICES
CONTINUED

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: 035D-24F
Lake Carolyn Promenade, Phase IV
Due Date: **12/20/23 @ 3:00 PM**
Pre-Bid Conference: **12/13/23 @ 1:00 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

11/30,12/7

PUBLIC
NOTICES

CITY OF
MESQUITE

ORDINANCE NO. 5079

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 9, SECTION 9-195 OF THE MESQUITE CITY CODE BY PROHIBITING PARKING AT ANY TIME ON CERTAIN SECTIONS OF CHASE ROAD, MCKENZIE ROAD, AND SKYLINE DRIVE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE THEREOF.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of November 2023.

/s/Daniel Alemán, Jr., Mayor
ATTEST: /s/Sonja Land, City Secretary

11/30

CITY OF
MESQUITE

ORDINANCE NO. 5080
File No. Z0923-0327

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL TO COMMERCIAL WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 4441 IH-30 TO ALLOW A USED MOTOR VEHICLE DEALERSHIP WITH AN OUTDOOR DISPLAY LOT SUBJECT TO CERTAIN STIPULATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of November 2023.

/s/Daniel Alemán, Jr., Mayor
ATTEST: /s/Sonja Land, City Secretary

11/30

CITY OF
MESQUITE

ORDINANCE NO. 5081
File No. Z1023-0330

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL TO AGRICULTURAL WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 6310 LUMLEY ROAD TO ALLOW AN ACCESSORY DWELLING UNIT WITH A MODIFICATION TO THE 15-FOOT INTERIOR SIDE YARD SETBACK REQUIREMENT; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of No-

vember 2023.
/s/Daniel Alemán, Jr., Mayor
ATTEST: /s/Sonja Land, City Secretary

11/30

CITY OF
MESQUITE

ORDINANCE NO. 5082
Subdivision Text Amendment No. 2023-02

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A SUBDIVISION ORDINANCE TEXT AMENDMENT, STA NO. 2023-02, THEREBY REPEALING AND REPLACING APPENDIX B - SUBDIVISIONS, ARTICLE III (PLATTING REVIEW PROCEDURES) FOR THE PURPOSE OF UPDATING THE CITY'S ORDINANCES REGARDING REVIEW, APPROVAL, AND APPEAL PROCEDURES FOR PLATS DUE TO THE TEXAS LEGISLATURE'S PASSAGE OF HOUSE BILL 3699 ("H.B. 3699") AND HOUSE BILL 14 ("H.B. 14") DURING ITS 88TH REGULAR SESSION; AND REVISING APPENDIX D - COMPREHENSIVE FEE SCHEDULE, SECTION 12-121 (PLANNING AND ZONING FEES), FOR THE SAME PURPOSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of November 2023.

/s/Daniel Alemán, Jr., Mayor
ATTEST: /s/Sonja Land, City Secretary

11/30

CITY OF
MESQUITE

ORDINANCE NO. 5083
Zoning Text Amendment No. 2023-04

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REVISING THE MESQUITE CITY CODE BY MAKING A ZONING ORDINANCE TEXT AMENDMENT, ZTA NO. 2023-04, THEREBY REVISING AP-

PENDIX C - ZONING ORDINANCE; PART 1 (GENERAL PROVISIONS); PART 2 (RESIDENTIAL DISTRICTS); PART 3 (NON-RESIDENTIAL DISTRICTS); PART 4 (PD AND OVERLAY DISTRICTS); PART 5 (ADMINISTRATION); AND PART 6 (DEFINITIONS); FOR THE PURPOSE OF UPDATING THE CITY'S ORDINANCES REGARDING REVIEW, APPROVAL, AND APPEAL PROCEDURES FOR SITE PLANS DUE TO THE TEXAS LEGISLATURE'S PASSAGE OF HOUSE BILL 14 ("H.B. 14") DURING ITS 88TH REGULAR SESSION; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE WITH A FINE NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of November 2023.

/s/Daniel Alemán, Jr., Mayor
ATTEST: /s/Sonja Land, City Secretary

11/30

MEETING TO DISCUSS FIRST RATING (Financial Integrity Rating System of Texas) for Legacy Preparatory Academy. Legacy Preparatory Charter Academy is inviting you to a scheduled public meeting. Topic: Charter FIRST Rating Public Notice & Hearing Location: 375 Municipal Drive, Suite 222 Richardson, TX 75080 Time: Dec 19, 2023 9:00 AM Central Time (US and Canada).

11/30,12/1

TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Mixed Beverage

Permit (MB) for Monica Cook dba Eat N Dash at 6500 Northwest Dr. Ste 370, Mesquite, Dallas County, TX 75150.
Monica Cook - Owner

11/29,11/30

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit by Rahhal Investment Inc dba Cowboy's Convenience Store to be located at 3324 Samuell Blvd, Dallas, Dallas County, Texas. Director/Officer of Said Corporation is Mohammed Rahhal, Pres/Secr.

11/29,11/30

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Local Cartage Permit (E) and Mixed Beverage Permit (MB) for The Meteor Dallas, LLC dba The Meteor at 1950 Hi Line Drive, Dallas, Dallas County, TX 75207.

Christopher St. Peter - Manager and/or Officer

Doug Zell - Manager and/or Officer
F3 VELO LLC - Member

11/29,11/30

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by Fresh Indian Food #2 Inc

LEGAL NOTICES
CONTINUED

d.b.a. Roti Grill to be located at 2401 Victory Lane #120 Dallas, Dallas County, Texas. Officer of said Corporation is: Pardeep Sharma Pres Sec

11/29,11/30

Application has been made with the Texas Alcoholic Beverage Commission for a Package Store Permit (P) for TJI Liquors LLC dba One Stop Liquor at 2501 S. Carrier Pkwy., Grand Prairie, Dallas County, TX 75052.

**LLC dba Midway Fueling, LLC at 4205 Lyndon B Johnson Fwy, Farmers Branch, Dallas County, TX 75244. Farah Z. Rabadi - Manager
Abier F. Rabadi - Manager**

11/30,12/1

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Belmex Investments, Inc. dba La Azteca Meat Market #12 at 1423-B N. Belt Line Rd. Irving, TX 75061.

Jason Joseph - Managing Member

11/30,12/1

**Angelica Ortega - Secretary/Dir
Godofredo Ortega - Vice President/Dir
Juan Ortega - President/Director**

11/30,12/1

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for FASSR Fueling, LLC. dba FASSR Fueling, LLC. at 4210 Lyndon B. Johnson Fwy., Dallas, Dallas County, TX 75244.

**Farah Z. Rabadi - Manager
Abier F. Rabadi - Manager
CENTERVILLE WASH LUBE INC - Manager**

11/30,12/1

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Midway Fueling,

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Abbas & Sons Inc dba Raceway #6980 at 3516 N Buckner Blvd., Dallas, Dallas County, TX 75228.

Ali Raza - Pres., Sec.

11/30,12/1

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) and Mixed Beverage Permit (MB) for STH Dallas LLC dba STH Dallas LLC at 1511 Elm Street, Suite 100, Dallas, Dallas County, Texas 75201.

Robert Cornog - Manager

11/30,12/1



NOTICE TO CREDITORS

NOTICE TO CREDITORS

Notice is hereby given that on November 6, 2023, original Letters Testamentary were issued to Elvia C. Ramirez as Independent Executor of the Estate of Ildefonso Sanchez Ramirez, Deceased, in Cause No. PR-23-02749-3, pending in Probate Court No. 3 of Dallas County, Texas. All persons that have claims against this Estate, which is currently under administration, are required to present them to the undersigned, on behalf of the Independent Executor, within the time and in the manner prescribed by law.

**c/o: Deborah Frome Hare
The Warren Law Firm, PLLC
6060 N. Central Expressway, Suite 500
Dallas, Texas 75206**

DATED this the 15th day of November, 2023.

Respectfully submitted,
The Warren Law Firm, PLLC
6060 N. Central Expressway, Suite 500

Dallas, Texas 75206
Telephone: (214) 691-0022
Facsimile: (214) 874-0022
Deborah Frome Hare
State Bar No.: 07486620
E - m a i l : dhare@warrenlawtx.com

John N. Warren
State Bar No.: 00788816
E-mail: jwarren@warrenlawtx.com

ATTORNEYS FOR EXECUTOR

11/30

NOTICE TO CREDITORS

Notice is hereby given that on November 9, 2023, original Letters Testamentary were issued to Jane Gibson Baxter as Independent Executor of the Estate of H Jay Zink, Deceased, in Cause No. PR-23-02259-3, pending in Probate Court No. 3 of Dallas County, Texas. All persons that have claims against this Estate, which is currently under administration, are required to present them to the undersigned, on behalf of the Independent Executor, within the time and in the manner prescribed by law.

**c/o: Deborah Frome Hare
The Warren Law Firm, PLLC
6060 N. Central Expressway, Suite 500
Dallas, Texas 75206**

DATED this the 15th day of November, 2023.

Respectfully submitted,

The Warren Law Firm, PLLC
6060 N. Central Expressway, Suite 500
Dallas, Texas 75206
Telephone: (214) 691-0022
Facsimile: (214) 874-0022
Deborah Frome Hare
State Bar No.: 07486620
E - m a i l : dhare@warrenlawtx.com
John N. Warren
State Bar No.: 00788816
E-mail: jwarren@warrenlawtx.com

ATTORNEYS FOR EXECUTOR

11/30

NOTICE TO CREDITORS

Notice is hereby given that on November 1, 2023, original Letters Testamentary were issued to Alfonse J. Preisser as Independent Executor of the Estate of Joycelyn Marie Preisser, Deceased, in Cause No. PR-23-03317-2, pending in Probate Court No. 2 of Dallas County, Texas. All persons that have claims against this Estate, which is currently under administration, are required to present them to the undersigned, on behalf of the Executor, within the time and in the manner prescribed by law.

**c/o: Deborah Frome Hare
The Warren Law Firm, PLLC
6060 N. Central Expressway, Suite 500
Dallas, Texas 75206**

DATED this the 15th day of November, 2023.

Respectfully submitted,
The Warren Law Firm, PLLC
6060 N. Central Expressway, Suite 500

Dallas, Texas 75206
Telephone: (214) 691-0022
Facsimile: (214) 874-0022
Deborah Frome Hare
State Bar No.: 07486620
E - m a i l : dhare@warrenlawtx.com

John N. Warren
State Bar No.: 00788816
E-mail: jwarren@warrenlawtx.com

ATTORNEYS FOR EXECUTOR

11/30

**No. PR-21-04182-3
IN THE ESTATE OF WILLIE LOIS HILL, DECEASED IN THE PROBATE COURT NO. 3 OF DALLAS COUNTY, TEXAS**

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Administration for the Estate of Willie Lois Hill, Deceased, were issued on November 8, 2023, in Cause No. PR-21-04182-3, in the Probate Court No. 3 of Dallas County, Texas, to: Julia Ann Jobe

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.

DATED the 28th day of November, 2023.

//s// Richard G. Mills

Richard G. Mills
State Bar No.: 14167200
210 N. Main Street
Duncanville, Texas 75116
Telephone: (214) 559 0100
Facsimile: (214) 260-7840
E: rick@rickmillslaw.com

11/30

Notice to Creditors For THE ESTATE OF Gary Lee Stibbens, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Gary Lee Stibbens, Deceased were granted to the undersigned on the 14th of November, 2023 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Michael P. Beshara, Attorney for Executor within the time prescribed by law.

My address is 12900 Preston Rd, Suite 590
Dallas, Texas 75230
Executor of the Estate of Gary Lee Stibbens Deceased.
CAUSE NO. PR-23-02412-1

11/30

Notice to Creditors For THE ESTATE OF Duane Krueger, Deceased

Notice is hereby given that Letters of Administration with Bond upon the Estate of Duane Krueger, Deceased were granted to the undersigned on the 1st of November, 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 Zane Frisbie within the time prescribed by law.

My address is 5850 Town & Country Blvd, STE 501
Frisco, TX 75034
Dependent Administrator of the Estate of Duane Krueger Deceased.
CAUSE NO. PR-22-02522-2

11/30

Notice to Creditors For THE ESTATE OF MARK GARDNER SNYDER, Deceased

Notice is hereby given that Letters of Independent Administration without bond and with Will Annexed upon the Estate

LEGAL NOTICES
CONTINUED

of MARK GARDNER SNYDER, Deceased were granted to the undersigned on the 28th of November, 2023 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to JESSICA MOORING SNYDER within the time prescribed by law. My address is c/o Lisa Leffingwell, Attorney, 600 E. Las Colinas Blvd., Suite 1300, Irving, Texas 75039 Independent Administrator of the Estate of MARK GARDNER SNYDER Deceased. CAUSE NO. PR-23-03288-1

11/30

Notice to Creditors For THE ESTATE OF BETTY B. MICHALSKI, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of BETTY B. MICHALSKI, Deceased were granted to the undersigned on the 17th of November, 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 C. Camille Owens c/o John K. Round, Esq. within the time prescribed by law. My address is Steptoe & Johnson, 6900 N. Dallas Parkway, Suite 600, Plano, TX 75024 Independent Executor of the Estate of BETTY B. MICHALSKI Deceased. CAUSE NO. PR-23-03134-2

11/30

Notice to Creditors For THE ESTATE OF JANE BROOKS HIGGINBOTHAM, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of JANE BROOKS HIGGINBOTHAM, Deceased were granted to the undersigned on the 13 of November, 2023 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to ROBERT MCLAURIN HIGGINBOTHAM, SCOTT MCLAURIN HIGGINBOTHAM, and BROOKS MCLAURIN HIGGINBOTHAM within the time prescribed by law. My address is c/o Edward D. Biggers, The Biggers Law Firm, P.C., 2616 Hibernia Street, Dallas, Texas 75204 Independent Co-Executors of the Estate of JANE BROOKS HIGGINBOTHAM Deceased. CAUSE NO. PR-23-02787-3

11/30

Notice to Creditors For THE ESTATE OF GEOFFREY FULLER, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of GEOFFREY FULLER, Deceased were granted to the undersigned on the 10th of November, 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 Kaitlin Goddard c/o Patricia Fuller, Independent Administrator of the Estate of Geoffrey Fuller, 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 GEOFFREY FULLER Deceased. CAUSE NO. PR-23-02010-2

11/30

Notice to Creditors For THE ESTATE OF CHERRY ANN JOHNSON, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of CHERRY ANN JOHNSON, Deceased were granted to the undersigned on the 27 of November, 2023 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to ELNORA WELLS within the time prescribed by law. My address is c/o Sonya Hoskins, Robinson & Hoskins, L.L.P., 400 South Zang Blvd., Suite 920, Dallas, Texas 75208 Independent Executor of the Estate of CHERRY ANN JOHNSON Deceased. CAUSE NO. PR-22-03144-3

11/30

Notice to Creditors For THE ESTATE OF Dave Ralph Dye, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Dave Ralph Dye, Deceased were granted to the undersigned on the 8th of November, 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 Brandy Ferguson within the time prescribed by law. My address is Brandy Ferguson, c/o Werner & Augsburger, Attorneys. Attn: Alexis R. Abercrombie, 11010 Coachlight

Street, Suite 100, San Antonio, Texas 78216 Independent Administrator of the Estate of Dave Ralph Dye Deceased. CAUSE NO. PR-23-03191-2

11/30

Notice to Creditors For THE ESTATE OF JOHN MICHAEL CURTIN, Deceased

Notice is hereby given that Letters of Administration upon the Estate of JOHN MICHAEL CURTIN, Deceased were granted to the undersigned on the 28th of November, 2023 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Allison Curtin within the time prescribed by law. My address is 22658 Lenox Drive Fairview Park, OH 44126 Independent Administrator of the Estate of JOHN MICHAEL CURTIN Deceased. CAUSE NO. PR-22-03920-2

11/30

Notice to Creditors For THE ESTATE OF Ruth Rosenberg Andres, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Ruth Rosenberg Andres, Deceased were granted to the undersigned on the 8th of November, 2023 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Roger L. Andres and Marc L. Andres within the time prescribed by law. My address is C/O Lisa R. Newman 6029 Belt Line Road, Suite 240 Dallas, Texas 75254 Independent Co-Executors of the Estate of Ruth Rosenberg Andres Deceased. CAUSE NO. PR-23-03062-1

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PROBATE CITATIONS

PR-2023-00680-B CITATION BY PUBLICATION

Juli Luke Denton County Clerk 3900 Morse Street Denton, TX 76208 Applicant's Attorney Christopher B. Henry PO Box 280 Denton TX 76202

940-387-7585 THE STATE OF TEXAS COUNTY OF DENTON COUNTY To any Sheriff or any Constable within the State of Texas:

You are hereby commanded to cause to be published; One Time (1), in a newspaper printed in Dallas County, Texas, the following citation.

To Peregrin Nicholaas Cole, All Unknown Heirs, And/Or Persons Interested In the Estate of Alan Bryan Cole, Deceased Cause No. PR-2023-00680-B Probate Court #2 of Denton County 3900 Morse Street Denton, TX 76208

Elizabeth Rachel Cole, Applicant, in the above numbered and styled estate filed an First Amended Application To Determine Heirship And For Independent Administration And Letters Of Administration Pursuant To Section 401.003 Of The Texas Estates Code on the 30th day of October, 2023.

Said Application will be subject to be heard and acted on by said Court at any call of the docket on or after the first Monday after the expiration of ten days of the date of this publication of this notice. Accordingly, any objections, intervention, or response must be filed with the clerk of the above Court in writing at or before the above referenced time and date.

All persons interested in said estate are hereby cited to appear before said Honorable Court at or before said above mentioned date and place by filing a written answer contesting such application should they desire to do so. Said written contest or answer should be filed in the County Clerk's Office, Probate Court #2, in the city of Denton, County of Denton, Texas.

The officer executing this citation shall promptly serve the same according to requirements of law, and the mandates hereof, and make due return as the law directs.

ISSUED UNDER MY HAND AND SEAL OF SAID COURT at office in Denton, Texas, on this the 14th day of November, 2023.

JULI LUKE County Clerk, Denton County, Texas BY: Karen Wright, Deputy Clerk

11/30



CITATIONS BY PUBLICATION



CITATION BY PUBLICATION THE STATE OF TEXAS

TO: CARLOS RODRIGUEZ AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 12/25/23, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 21st day of June 2023, against ANGEL GARNER AKA ANGEL LASHAWN NELSON, CARLOS RODRIGUEZ and UNKNOWN, Respondent(s), numbered JC-23-501-X-305th, and entitled, IN THE INTEREST OF CHRISTOPHER ANGEL MULKEY, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE

LEGAL NOTICES
CONTINUED

DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is CHRISTOPHER ANGEL MULKEY, born 12/27/2011.

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

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 16 of NOVEMBER of 2023.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Rita Flores, Deputy

11/30



CITATION BY PUBLICATION THE STATE OF TEXAS

TO: UNKNOWN AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on

the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 12/25/23, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 10th day of November 2023, against

ARIEL JULIETTE JACKSON, ARIN JAVAR FIELDS and UNKNOWN, Respondent(s), numbered JC-23-972-X-305th, and entitled, IN THE INTEREST OF AVERIAN LEE FILEDS, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is AVERIAN LEE FILEDS, born 10/24/2023.

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

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 20 of NOVEMBER of 2023.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Rita Flores, Deputy

11/30



CITATION BY PUBLICATION THE STATE OF TEXAS

TO: UNKNOWN AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 12/25/23, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 23rd day of October 2023, against

JULIA ARCILIA TORRES and UNKNOWN, Respondent(s), numbered JC-23-921-X-305th, and entitled, IN THE INTEREST OF

LORENZO FRANCISCO TORRES AKA BOY JULIA TORRES, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is LORENZO FRANCISCO TORRES, born 09/26/2023.

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

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 20 of NOVEMBER of 2023.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Rita Flores, Deputy

11/30



CITATION BY PUBLICATION THE STATE OF TEXAS

TO: UNKNOWN AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 12/25/26, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 2nd day of November 2023, against

ATEFEH PARSAY GANJAVAR and UNKNOWN, Respondent(s), numbered JC-23-946-X-305th, and entitled, IN THE INTEREST OF RONIA FATEMINIA, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of

ATEFEH PARSAY GANJAVAR and UNKNOWN, Respondent(s), numbered JC-23-946-X-305th, and entitled, IN THE INTEREST OF RONIA FATEMINIA, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of



LEGAL NOTICES
CONTINUED

birth of the child(ren) who is/are the subject of the suit is RONIA FATEMINIA, born 04/16/2013.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 16 of NOVEMBER of 2023.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Rita Flores, Deputy

11/30



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: SALVADOR MAESE GARCIA AKA MAX MAESE AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 12/25/23, a default judgment may be taken against you. Your answer

should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 31st day of July 2023, against GLORIA HERNANDEZ, JUAN ANTONIO POSADA, SALVADOR MAESE GARCIA AKA MAX MAESE and UNKNOWN, Respondent(s), numbered JC-23-667-X-305th, and entitled, IN THE INTEREST OF RENESMEE ELIZABETH MAESE; FRANCISCO RAY HERNANDEZ, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is RENESMEE ELIZABETH MAESE, born 07/20/2020 and FRANCISCO RAY HERNANDEZ, born 11/09/2022.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 20 of NOVEMBER of 2023.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Rita Flores, Deputy

11/30



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: UNKNOWN AND TO ALL WHOM IT MAY CONCERN, GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday 12/25/23, a default judgment may

be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 14th day of November 2023, against CHIMERA TERRY and UNKNOWN, Respondent(s), numbered JC-23-977-X-305th, and entitled, IN THE INTEREST OF ALONDYN TERRY AKA A'LONDYN PRINCESS TERRY, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The

date and place of birth of the child(ren) who is/are the subject of the suit is ALONDYN TERRY AKA A'LONDYN PRINCESS TERRY, born 08/25/2019.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 20 of NOVEMBER of 2023.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Rita Flores, Deputy

11/30

