

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

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

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

Description	Cause No.	Address	City	Amount	Interest	Court Cost
SOMBRERO PROPERTY TAX FUND I LLC VS. JUAN CABRALES - 020425-01	TX-23-00937	7615 CANTURA DR.	DALLAS	\$ 24,778.79	11.50% & 12%	\$ 415.00
DALLAS COUNTY VS. TRILAND NORTHSTED JOINT VENTURE - 020425-02	TX-20-00173	1790 LEDBETTER	IRVING	\$ 7,330.34	12%	\$ 2,494.51
DALLAS COUNTY VS. JOHN CHRISTOPHER HUMEN - 0202425-03	TX-22-01699	9709 CLIFFSIDE DR.	IRVING	\$ 60,412.82	12%	\$ 1,068.32
DALLAS COUNTY VS. THELMA HARDEN - 020425-04	TX-21-00999	5027 ECHO AVE	DALLAS	\$ 38,637.86	12%	\$ 6,026.78
DALLAS COUNTY VS. LUIS GARCIA - 020425-05	TX-23-00273	826 LILAC LN	MESQUITE	\$ 17,618.08	12%	\$ 2,080.35
RICHARDSON ISD VS. JULIO CESAR DEL GAGO - 02024-25-06	TX-23-01403	8110 SKILLMAN ST, Unit 1003 Bldg A	DALLAS	\$ 9,102.05	12%	\$ 1,282.49
DALLAS COUNTY VS. WILLIE JOHNSON - 0202425-07	TX-22-01616	423 N, MOORE ST.	DALLAS	\$ 20,055.23	12%	\$ 2,043.00
DALLAS COUNTY VS. ERIK D. ESPINOZA - 020425-08	TX-22-02040	2609 INDEPENDENCE DR	MESQUITE	\$ 34,191.97	12%	\$ 1,060.00
DALLAS COUNTY VS. RICHARD HANNA - 020425-10	TX-22-01999	715 CEDAR DR.	MESQUITE	\$ 194,077.74	12%	\$ 1,154.91
DALLAS COUNTY VS. CONNIE JARRETT SOULES JR. AKA C.J. SOULES JR. - 020425-12	TX-23-00339	1617 ALLEN DR.	MESQUITE	\$ 44,262.35	12%	\$ 2,518.38

SHERIFF'S SALES

NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-01

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 14th day of November 2024, in the case of plaintiff SOMBRERO PROPERTY TAX FUND I LLC, Plaintiff, vs. JUAN CABRALES, ET AL, Defendant(s), Cause No. TX-23-00937. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bid-

der all the right, title, and interest which the aforementioned defendant had on the 9th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 7615 CANTURA DR., DALLAS, DALLAS COUNTY, TEXAS. ACCT NO. 00000780472000000; BEING A TRACT OF LAND OUT OF THE S.B. MCCOMMAS SURVEY, ABSTRACT NO. 914, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN GENERAL WARRANTY DEED DATED DECEMBER 23RD 2011 AND RECORDED DECEMBER 28, 2011 AS INSTRUMENT NO. 201100337534. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. FROM DOMINGO MEDRANO TO JUAN CABRALES. SOMBRERO PROPERTY TAX FUND I LLC; 2017-2021=\$21,242.54 @ 11.50% INTEREST PER ANNUM. DALLAS COUNTY; 2022-2023=\$463.69. CITY OF DALLAS; 2022-2023=\$1,584.14. DALLAS ISD; 2022-2023=\$748.25. DCCCD; 2022-2023=\$241.74. DCSEF; 2022-2023=\$11.08. PHD; 2022-2023=\$487.35.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$24,778.79 and 11.50% & 12% interest thereon from 05/09/2024 in favor of SOMBRERO PROPERTY TAX

FUND I LLC and all cost of court amounting to \$415.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

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

GIVEN UNDER MY HAND this 17th day of December, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

1/8,1/15,1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-02

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 15th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. TRILAND/NORTHSTED JOINT VENTURE, Defendant(s), Cause No. TX-20-00173. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

SHERIFF'S SALES
CONTINUED

the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 14th day of June, 2021, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 1790 LEDBETTER ROAD, IRVING, DALLAS COUNTY, TEXAS. ACCT. NO. 65043133010030200 ; BEING A TRACT 2.3 OF THE THOMAS EASTER SURVEY, ABSTRACT NO. 431 PG 330: 4.3344 ACRES OF LAND, VOLUME 82118 PAGE 212 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1790 LEDBETTER ROAD, THE CITY OF IRVING, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2000-2020=\$573.15, PHD: 2000-2020=\$678.71, IRVING FLOOD CONTROL DISTRICT #03: 2000-2020=\$607.43, DCCCD : 2000-2020=\$234.98, DCSEF: 2000-2020=\$18.29, CITY OF IRVING: 2000-2020=\$1,402.85, CARROLLTON-FARMERS BRANCH ISD: 2000-2020=\$3,834.44.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$7,330.34 and 12% interest thereon from 06/14/2021 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,494.51 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY

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

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

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

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL.

SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 17th day of December, 2024. **MARIAN BROWN** Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

1/8, 1/15, 1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-03

BY VIRTUE OF AN Order of Sale issued out of the Honorable 14th Judicial District Court on the 15th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JOHN CHRISTOPHER HUMEN, ET AL, Defendant(s), Cause No. TX-22-01699. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said

day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 18th day of April, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 9709 CLIFFSIDE DRIVE, IRVING, DALLAS COUNTY, TEXAS. ACCT. NO. 322029700D0160000 ; LOT 16, BLOCK D OF THE HOLLOWES OF VALLEY RANCH, SECTION THREE, AN ADDITION IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED IN VOLUME 96101 PAGE 1196 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 9709 CLIFFSIDE DRIVE, THE CITY OF IRVING, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 1 9 - 2022=\$4,718.36, PHD: 2019-2022=\$5,781.07, IRVING FLOOD CONTROL DISTRICT #03: 2019-2022=\$2,887.00, DALLAS COLLEGE: 2 0 1 9 - 2022=\$2,734.62, DCSEF: 2019-2022=\$225.61, COPPELL ISD: 2 0 1 9 - 2022=\$29,547.17, CITY OF IRVING: 2 0 1 9 - 2022=\$13,637.41, CITY OF IRVING WEED LIEN 2 0 0 8 0 3 6 9 3 7 9 = \$881.58.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$60,412.82 and 12% interest thereon from 04/18/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,068.32 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR

THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. "THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."

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

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

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O

SHERIFF'S SALES CONTINUED

AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

GIVEN UNDER MY HAND this 17th day of December, 2024. MARIAN BROWN Sheriff Dallas County, Texas

1/8, 1/15, 1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-04

BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial District Court on the 18th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. THELMA HARDEN, Defendant(s), Cause No. TX-21-00999, COMBINED W/TX-11-30497, JUDGMENT DATE IS NOVEMBER 28, 2012. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffssaleauctions.com/, between

the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 28th day of November, 2012, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 5027 ECHO AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000219382000000 ; LOT 7, BLOCK 5/2498 OF OAKLAND PLACE ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED IN VOLUME 975 PAGE 1005 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 5027 ECHO AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. TX-21-00999: DALLAS COUNTY: 2012-2023=\$500.57, PHD: 2012-2023=\$553.70, DALLAS COLLEGE: 2012-2023=\$259.06, DCSEF: 2012-2022=\$17.94, DALLAS ISD: 2023=\$2,647.66, CITY OF DALLAS: 2023=\$1,659.51, CITY OF DALLAS LIENS: WEED LIENS W1000164486=\$3007.73, W1000237828=\$212.99, W1000235022=\$168.99, W1000232886=\$154.64, W1000228405=\$155.26, W1000226800=\$176.52, W1000225114=\$201.88, W1000217123=\$220.11, W1000203873=\$236.21, W1000201838=\$231.93, W1000201238=\$301.55, W1000194135=\$399.72, W1000192190=\$276.84, W1000100439=\$413.23, W1000105447=\$432.75, W1000135344=\$535.76, W1000154776=\$374.94, W1000156650=\$322.68, W1000156714=\$340.72, W1000241068=\$191.19,

W1000170776=\$327.64, W1000170791=\$267.65, W1000173016=\$306.39, W1000176629=\$330.83, W1000181537=\$279.32, W1000182387=\$392.89, W1000185786=\$261.03, HEAVY CLEAN LIENS HC1000226753=\$260.53, HC1000200500=\$331.55, HC1000240495=\$206.93, HC1000239818=\$229.50, HC1000238669=\$205.16, HC1000237734=\$193.23, HC1000200647=\$357.83, HC1000225113=\$224.56, HC1000224232=\$375.21, HC1000221672=\$243.50, HC1000216226=\$316.45, LITTER LIEN L1000199966=\$421.61, L1000223432=\$205.36, TX-11-30497: DALLAS COUNTY: 2003-2011=\$939.52, CITY OF DALLAS: 2003-2011=\$3,162.67, DALLAS ISD: 2003-2011=\$6,107.18, DCSEF: 2003-2011=\$25.54, DCCCD: 2003-2011=\$365.58, PHD: 2011=\$1,101.91, CITY OF DALLAS LIENS: SECURE CLOSURE LIENS: S900003259/ LBRS-970000335=\$361.32, S900003257/ LBRS-970004230=\$251.83, WEED LIENS: W1000023198/ LBRW-970015378=\$271.65, W1000023157/ LBRW-970038462=\$255.69, W1000023268/ LBRW-970048476=\$353.32, W1000023122/ LBRW-970053950=\$278.70, W1000023086/ LBRW-970060658=\$269.70, W1000023015/ LBRW-970067465=\$265.20, W1000102675=\$221.96, W1000109872=\$212.00, W1000113112=\$600.93, W1000120847=\$222.16, W1000131868=\$181.22, W1000130925=\$272.27, DEMOLITION LIEN: D700001150/ LBRD-970001039=\$5,832.26. Said property being levied on as the property of

aforsaid defendant and will be sold to satisfy a judgment amounting to \$38,637.86 and 12% interest thereon from 11/28/2012 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$6,026.78 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. "IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL." "LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O

IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA." "EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO." GIVEN UNDER MY HAND this 17th day of December, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

1/8, 1/15, 1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-05

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 18th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. LUIS GARCIA, ET AL, Defendant(s), Cause No. TX-23-00273. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the

SHERIFF'S SALES
CONTINUED

Order To Allow On-line Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ON-LINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 17th day of June, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 826 LILAC LANE, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 38224500070070000 ; BLOCK G, LOT 7 OF THE VALLEY VIEW HEIGHTS ADDITION, AN ADDITION IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200600235659 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 826 LILAC LANE, THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2022-2023=\$1,078.27, PHD: 2022-2023=\$1,134.80, DALLAS COLLEGE: 2022-2023=\$562.67, D C S E F : 2 0 2 2 = \$ 2 6 . 8 1 , MESQUITE ISD: 2 0 2 1 - 2023=\$8,934.95, CITY OF MESQUITE: 2 0 2 1 - 2023=\$4,950.75, CREDITS FROM DATE OF JUDGMENT: \$6,761.67 FOR TAX YEAR 2022.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$17,618.08 and 12%

interest thereon from 06/17/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,080.35 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES

ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

GIVEN UNDER MY HAND this 17th day of December, 2024, MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

1/8, 1/15, 1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-06

BY VIRTUE OF AN Order of Sale issued out of the Honorable 160th Judicial District Court on the 20th day of November, 2024, in the case of plaintiff RICHARDSON INDEPENDENT SCHOOL DISTRICT, Plaintiff, vs. JULIO CESAR DELGADO, Defendant(s), Cause No. TX-23-01403. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow On-line Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dal-

las County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ON-LINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 15th day of April, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 8110 SKILLMAN STREET, UNIT NO. 1003 BLDG A, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000791153040000; BEING ALL THAT CERTAIN UNIT NO. 1003 BUILDING A AND AN UNDIVIDED 0.4170799% INTEREST IN THE GENERAL COMMON ELEMENTS OF THE WINDTREE CONDOMINIUMS A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS SHOWN BY DEED RECORDED IN VOLUME 2005151, PAGE 4350 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 8110 SKILLMAN STREET, UNIT 1003, BLDG., A DALLAS, DALLAS COUNTY, TEXAS. RICHARDSON ISD: 2 0 2 1 - 2023=\$3,490.18, CITY OF DALLAS: 2 0 2 0 - 2023=\$2,864.86, DALLAS COUNTY, ET AL: 2018-2021=\$2,255.88, LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT: 2018-2021=\$491.13, CREDITS FROM DATE OF JUDGMENT \$1,187.69 FOR RISD TAX YEAR 2021 & \$20.00 FOR DALLAS COUNTY/CITY OF DALLAS TAX YEAR 2019.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$9,102.05 and 12% interest thereon

from 04/15/2024 in favor of RICHARDSON INDEPENDENT SCHOOL DISTRICT, and all cost of court amounting to \$1,282.49 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O

SHERIFF'S SALES CONTINUED

IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

GIVEN UNDER MY HAND this 17th day of December, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

1/8,1/15,1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-07

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 20th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. WILLIE JOHNSON, ET AL, Defendant(s), Cause No. TX-22-01616. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the

Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsaleauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 10th day of October, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 423 N. MOORE ST., DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000762067000000 ; LOT 52, BLOCK 2/7675 OF DEWBERRY'S ADDITION, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 3422 PAGE 7 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 423 NORTH MOORE STREET, THE CITY OF DALLAS, DALLAS COUNTY, DALLAS COUNTY: 2002-2023=\$1,400.42, PHD: 2002-2023=\$1,561.17, DALLAS COLLEGE: 2002-2023=\$671.66, DCSEF: 2002-2022=\$43.53, DALLAS ISD: 2 0 0 2 - 2023=\$7,671.24, CITY OF DALLAS: 2 0 0 2 - 2023=\$4,664.08, CITY OF DALLAS LIENS: DEMOLITION LIEN D700002957/ LBRD-177=\$2,323.39, WEED LIENS W1000170098=\$384.19, W1000224827=\$161.75, W1000064695/ L B R W - 11713=\$517.13, W1000064661/ L B R W - 970046170=\$656.67. Said property being levied on as

the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$20,055.23 and 12% interest thereon from 10/10/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,043.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMER-

CIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

GIVEN UNDER MY HAND this 17th day of December, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

1/8,1/15,1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-08

BY VIRTUE OF AN Order of Sale issued out of the Honorable 116th Judicial District Court on the 20th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ERIK D. ESPINOZA, ET AL, Defendant(s), Cause No. TX-22-02040. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure

Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsaleauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 25th day of July, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 2609 INDEPENDENCE DR, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 382388300C0230000 ; BEING LOT 23 IN BLOCK C OF WILLOW GLEN NO. 5 IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 2003162 PAGE 5380 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2609 INDEPENDENCE DRIVE, THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2018-2023=\$5,359.61, PHD: 2018-2023=\$5,885.00, DALLAS COLLEGE: 2 0 1 8 - 2023=\$2,786.78, DCSEF: 2018-2022=\$190.56, MESQUITE ISD: 2 0 2 0 - 2 0 2 1 , 2023=\$12,810.14, CITY OF MESQUITE: 2 0 2 0 - 2 0 2 1 , 2023=\$7,159.88.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$34,191.97 and 12% interest thereon from 07/25/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,060.00 and further costs of execut-

SHERIFF'S SALES
CONTINUED

ing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

GIVEN UNDER MY HAND this 17th day of December, 2024, **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

1/8,1/15,1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-10

BY VIRTUE OF AN Order of Sale issued out of the Honorable 116th Judicial District Court on the 21st day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. RICHARD HANNA, Defendant(s), Cause No. TX-22-01999. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in

the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 15th day of April, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 715 CEDAR DR, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 38197500000100000 ; LOT 10, SOUTH WILDWOOD ADDITION IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 20070336068 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 715 CEDAR DRIVE, THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2007-2010, 2012-2023=\$1,657.69, PHD: 2007-2010, 2020-2023=\$1,860.11, DALLAS COLLEGE: 2007-2010, 2012-2023=\$821.11, DCSEF: 2007-2010, 2012-2022=\$60.09, MESQUITE ISD: 2007-2010, 2012-2023=\$10,211.49, CITY OF MESQUITE: 2007-2010, 2012-2023=\$4,972.16.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$19,407.74 and 12% interest thereon from 04/15/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,154.91 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY

WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."

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

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

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO

DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 17th day of December, 2024, **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

1/8,1/15,1/22



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 020425-12

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 21st day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. CONNIE JARRETT SOULES, JR., A/K/A C. J. SOULES, JR., ET AL, Defendant(s), Cause No. TX-23-00339. To me, as sheriff, directed and delivered, I have levied upon this 17th day of December, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in February, 2025 it being the 4th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between

SHERIFF'S SALES
CONTINUED

the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 28th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 1617 ALLEN DR, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 6513674451030000; BEING THE EAST 75 FEET OF THE DAVID F. KEELER ET UX 0.723 ACRE TRACT OUT OF THE LEVI J. SWEET SURVEY, ABSTRACT NO. 1367, AN ADDITION IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 91132 PAGE 3822 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1617 ALLEN DRIVE, THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2011-2023=\$2,971.41, PHD: 2011-2023=\$3,359.68, DALLAS COLLEGE: 2011-2023=\$1,494.80, DCSEF: 2011-2022=\$118.16, MESQUITE ISD: 2011-2023=\$17,661.04, CITY OF MESQUITE: 2011-2023=\$8,494.47, CITY OF MESQUITE WEED

- LIENS: 305119=\$291.28, 304703=\$235.34, 305457=\$230.43, 305517=\$227.49, 305622=\$226.04, 305692=\$226.04, 305920=\$223.18, 306291=\$216.22, 306681=\$275.62, 26-6958=\$369.92, 26-7209=\$359.54, 26-7262=\$401.48, 26-7438=\$354.48, 26-7680=\$349.50, 26-8057=\$440.31, 300340=\$340.95, 300758=\$434.08, 300900=\$579.35, 300945=\$342.86, 301358=\$512.95, 301659=\$304.84, 302654=\$302.75, 302999=

- \$290.57, 303146=\$288.60, 303501=\$354.40, 303810=\$275.25, 304023=\$266.17, 304024=\$266.17, 304089=\$264.40, 304166=\$264.40, 304394=\$260.91, 304437=\$259.18, 305254=\$276.47.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$44,262.35 and 12% interest thereon from 05/28/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,518.38 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

WITH PRIVATE COUNSEL."

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

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

GIVEN UNDER MY HAND this 17th day of December, 2024.

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

1/8, 1/15, 1/22



PUBLIC SALES

Sec. 59.042. PROCEDURE FOR SEIZURE AND SALE

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

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

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

SEC. 59.044.

NOTICE OF SALE.

(a) The notice advertising the sale must contain:

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

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

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on January 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

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

Butler, Veonna; Barrett, Nathaniel; Grant, Corey; Baker, Asjia; samuels, Desharay; harvey, Jessica; Smith, Courtney; Haney, Alex; Mcdowell, Joshua; Shull, Sheri; Arias, Tabatha; Rains, Blake; Baker, Asjia; Soto, Agustin; Kelley, Angela; Enow, Lyndon-noel; Bush, Lorenzo; George, Titi-layo; Northcross, Maeve; White, Mercedes; Benson, Tommy; Cobos, Michelle; Hayes, Muya; Bolin, Jason; Bolin, Jason; Aynesworth, Allyson; Mcclinton, Tara; Aynesworth, Allyson; myers, Shay; Fresch, LaVar; Stuck, Emery

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

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

johnson, Cherkayla; Handley, Alfonso; Newhouse, Brittny; White, Edward; Washington, Jimmy; nyore, mwuezi; Moody, Patrick; Webb, Wendy; Jones, Demango; Ivy, Kevon; Jones, Renea; Hill, Anthony; Booker, Jo; Johnses, Damon; Moten, Jhadonna; Banks-Lyons, Tommie; Garrett, Jasper; Ivery, Robert; Gaddison, Wesley; Ryce, Michael; Hinton, Robert; Lewis, Denzel; Kinchen, Demarcus

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

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

Benjamin, Laquana; Montgomery, Quincy; whitmire, Jacob; coston, Monnica; Beyond Interior Design Forsberg, Gary; garrett, Gabriel; jordan, Serkiah; harrell, Kylie; jackson, thomas; Vancross, Theron; Stone, Courtney; Cole, Courtney; Buisier, Slaheldean; Cooks, Dameon; Demond, Trey; Hawkins, Marquis; Delatorre, Bennie; Briscoe, Stephanie; Villarreal, Valerie; melake, Sewit; Vasquez, Stacy; Fields, James; Murchison, Arzonda; Tavera, Lucerito; Johnson, Chartavian; Lowe, Luthia; Brooks, Vincent

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

LEGAL NOTICES
CONTINUED

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

LANDEL JONES, SHANEQUA; Savannah, Daymion; Ewansiha, Nosayame; host, Ebako; Tucker, Kenyashia; Hill, Tashana; Hernandez, Emely; Morris, Lloyd; Grant, Timothy; HARPER, IMMANUEL; Mark, Gerard; McLeod, Darcille; Pratt, Daiydrick; Keith, Tyasia; Flowers, Aasah; williams, Tymon; Buck, Kiarra; Flowers, Beija; Lopez, Hannah; Halverson, Jewel; WILLIAMS, RODNEY; thomas, Linda; Sanders, Phillip; Lovings, Merl

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Furniture tech Ayala, Maria; Leon, De; Camp, Abigail; Yates, Monica; Lenard, Tony; Richarda, Molly; Augustine, Sheldon; Jones, Sterlyn; Broadcast Media Networks Ltd Co Comella, Louie; GREEN, EBONY; Cline-smith, Scotty; Martinez, Joseph; Comella, Louie

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Timms, Nick; Dozier, Keeandra; Grays, Sean; Blackson, Shakena; Denmon, Gabriel; Bradford, Raijanah; Nwosu, Cynthia; Reed, Kielyn; Dearman, Cynthia; Douglas, Reggie; Smith, Bennie; Harde-White, Sonia; Carter, Devin; Hughes, Andrew; TAYLOR MADE CUTZ AND STYLEZ Phillips, Nicole; Mansaray, Mohamed

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Meadows, Jimmy; Gibson, Barbara; Champion, Dilesa L; Mccarthy, Michelle; Evans, Kiana; Sarabia, Maira; Patterson, Gavin; Freeman, Glenda

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

milller, Tamara; Boghara, Dhiraajal; Gavarrete, Isaac; Rider, Willie M; Gomez, Jose Manuel; Devall, Quincy; Casarez, Rene; Pasaris, Nicholas; Lewis, Eric; Palacios, Rodolfo; michel, Jean; Ford, Sabrina

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Neale, James; Fitz, Kristian; Mckonen, Doug; Thomas, Michael; Houston, Joe; Bac-cus, Alandria; Williams, Tan-jia; Davila, Armando; Conwright, Barion; owens, stephen; Bryant, Anziette; Sananikone, Jasmine; Sim-mons, Rickey

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Williams, Bethany; Lemon, Ethan; Alexander, Willie; Whitmill, Jackie; Carter, Charnice; Patel, Sachin; Taj Music LLC. Johnson, Thomas; Browne, D.; Ybarra, Julian; Gaskin, Jacob; Wilkins, Linda; ojeda, abel; Munoz, Raul; zuniga, Ricardo; Luevanos, Nora; Riles, Bernard

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Everett, Monquie; Mason, Nathan; Cantren, Jennette; Goree, leaha; Hall, Tonya; shamira, Nor; Garner, Joshua; Williams, Motasia; Lockett, Jaunci; Carlos, Huberto; Lopez, Yadira; Watkins, Wendy

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

pipkin, Aryl; Brown, Beverly; Hammons, Sabrina; Brou-sard, James; Davis, Joshua; Guzman, Denise; Washing-ton, Landry; Naquin, Joseph; Washington, Landry; Wams-ley, Chantel; Autrey, Teresa; Qualah, Rickie; green, Shaniya; Baisy, Alieshia R; Martin, Stacy; Callaghan, La-Jaida; Hagen, Robert; TAY-

LOR, Sharhonda; Tierney, Carl
PUBLIC STORAGE # 23217, 7412 Lemmon Ave, Dallas, TX 75209, (469) 453-0937

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Wilson, George; Foster, Bri- anne; Mays, Jessekah; Bumpers, John; brooks, oleshia; osafomwan, imade; Riley, Clifton; Lee, Virgil; Reamy, Rick; Egar, Erik; Omar, Mohammed

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

Time: 08:00 AM

Sale to be held at
www.storagetreasures.co
m.

Mcknight, brent; Bethune, Trentes; Edwards, Antranett; Dawn, Megan; Gurchik, Genevive; Thomas, Lashunda

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

1/8, 1/15

In accordance with the Texas property code, Chap- ter 59, **Advantage Storage- Garland** at **3471 Broadway Blvd, Garland/Texas/75043**, will conduct a public auction to satisfy a landlord 's lien. Units will be sold to the high- est bidder for cash. Seller re- serves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held **ONLINE** at **WWW.STORAGETREA- SURES.COM** on **Thursday, 01/30/2025** at **11:30AM**. A deposit may be required for removal and cleanup.

Names of tenants and gen- eral description:
Jermate Whitehead-misc furniture, boxes Germain Madrid Jr-misc furniture, boxes Staci Bai-misc boxes, totes, appliance Brittany Sloan-misc totes, bags

Tenants may redeem their goods for full payment in cash only up to time of auc- tion. **Call Advantage Stor- age-Garland** at **972-840-0141** .

Auctioneer:
ON LINE
01/08/2025 & 1/15/2025

1/8, 1/15

Notice Of Sale Pursuant to Chapter 59 Texas Property Code, Store Space will hold a Public Sale of Property to satisfy landlords lien on Fri- day the 24th day of January 2025 at 9:00 AM. Property will be sold to highest bidder. Property must be removed within 48 hours. Seller re- serves the right to reject any bid and withdraw property from a sale. Bidding takes place on Lockerfox.com. These units contain house- hold furnishings. Said prop- erty is Store Space Glenn Heights, 1713 S. Hampton Rd, Glenn Heights, TX, 75154 Maria Colunga. Bernard Simpson. Darion Conwright. Darlene Wash- ington. Demetria Nixon. David Sullivan. jykevia bell. Jeffrey Jones. yameka barnes. India Johnson. Cristen Henderson. Stalisha Jackson. Sharla Woodard. Sharla Woodard. Jeremy Ro- driguez; Store Space Oak Cliff, 3316 Hansboro Av- enue, Dallas, TX, 75233 Rosa A Cruz. Sandra Cal- loway. Malvina Garcia. Joseph Luckey. yulissa dejes- sus. Chasity Clark. Tamir Ab- dullah

1/8, 1/15

NOTICE OF PUBLIC SALE:

Pursuant to Chapter 59 of the Texas Property Code **Storage Sense located at 2300 Imperial Dr, Irving, TX 75062 (972)258-5261** will re- lease the contents of storage units described below to be sold at public auction or oth- erwise disposed of to satisfy a Landlord's Lien. Sale will end on **THURSDAY, Janu- ary 23, 2025, at 1:00 PM**. Everything sold is purchased AS IS for CASH ONLY. See and bid on all units 24/7 @ www.Lockerfox.com.
Juan Mayares 473- Boxes, boxes of lights, boxes of light fixtures
John Bearden 214- boxes, totes, home decorations, household items
Jose Antonio Santos Lopez 223- Tools, boxes, dresser, miscellaneous items
Matt Marsella 235- Sofa/ sectional, chairs, household items, furniture
Jaterika Turner 308- totes, boxes, suite case, bags, vac- uum

1/8, 1/15

ABANDONED VEHICLES

PUBLIC NOTICE OF ABANDONED VEHICLES PER TEXAS TRANS- PORTATION CODE SEC 683.031 MART CAULDE DBA CWS RECOVERY

The following vehicles have been impounded at CWS RECOVERY 972-265-0319 , VSF #0646359 located at 11240 Goodnight Ln, Dallas, Tx and are deemed aban- doned under Transportation Code 683. These vehicles will be processed and sold at public sales as allowed under Occupation Code 2303.

IMP DATE IMP YR MAKE MODEL TAG VIN CUR- RENT FEES
01/03/25 697105 Dontion Box \$392.26

1/8

PUBLIC NOTICE OF ABANDONED VEHICLES PER TEXAS TRANS- PORTATION CODE SEC 683.031 MART CAULDE DBA WHW WRECKER

The following vehicles have been impounded at WAL- NUT HILL WRECKER, 11239 Goodnight Ln, Dallas, Tx 75229 (972) 620-2160 VSF #0001342 and are deemed abandoned under Transportation Code 683. These vehicles will be processed and sold at public sales as allowed under Oc- cupation Code 2303.

IMP DATE IMP YR MAKE MODEL TAG VIN CUR- RENT FEES
12/3/24 692131 Subaru Outback \$1,044.96

1/8



BANK STATEMENT

LENA E. CALLIER TRUST FOR THE HARD OF HEARING AND DEAF
 STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS — CASH BASIS
 YEAR ENDED AUGUST 31, 2024
 (SEE ACCOUNTANTS' COMPILATION REPORT)

	Total	Income Cash	Principal Cash
CASH RECEIPTS			
General Investments:			
Mutual Funds/Common Trust Funds:			
Dividends and Interest	\$ 170,889	\$ 129,534	\$ 41,355
Common Stock Dividends	24,105	24,105	-
Interest	26	26	-
Royalties and Working Interests	9,769	7,004	2,765
Gross Proceeds from Sale of Investments	757,584	-	757,584
Total Cash Receipts	962,373	160,669	801,704
CASH DISBURSEMENTS			
Distribution Made for the Benefit of the Hard of Hearing and Deaf - Grant to the Callier Center for Communication Disorders, The University of Texas at Dallas			
	302,193	302,193	-
Purchases	550,823	-	550,823
Transfers	-	(180,148)	180,148
Administrative Expenses	66,423	32,355	34,068
Excise Tax	3,000	-	3,000
Royalty and Working Interest Expenses:			
Taxes - Severance and Property	1,007	1,007	-
Other	2,611	2,011	600
Total Cash Disbursements	926,057	157,418	768,639
EXCESS OF CASH DISBURSEMENTS OVER CASH RECEIPTS			
	36,316	3,251	33,065
Cash Balance - Beginning of Year	77,348	33,871	43,477
CASH BALANCE - END OF YEAR	\$ 113,664	\$ 37,122	\$ 76,542

TEXAS ALCOHOL & BEVERAGE COMMISSION LICENSES & RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) and Mixed Beverage Permit (MB) for Urban Italia LLC dba Urban Italia at 3030 Nowitzki Way, Suite 100, Dallas, Dallas County, Texas 78519.

Bhuvneshwari, LLC - Managing member
 SPIN Food Mart, Inc - Managing member
 Key EN Management, Inc - Managing Member

1/7,1/8

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Late Hours Certificate (LH) and Mixed Beverage Permit (MB) for V.I Hospitality Group, LLC. dba Sasha's Kitchen & Cocktails at 14865 Inwood Rd., Addison, Dallas County, Texas 75001.

Jude Ngene - Manager

1/7,1/8

Application has been made for a Texas Alcoholic Beverage Commission for a Mixed Beverage with Food and Beverage Certificate for QUEENS FOOD GROUP INC d/b/a DONG CHUN HONG, to be located 2625 Old Denton Rd

Suite 544 Carrollton, Dallas County, Texas. Officer of said QUEENS FOOD GROUP INC is MYONG YI as President/Director/Secretary

1/7,1/8

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for 214 Restaurant LLC dba 214 Restaurant at 112 N. Collett Ave. Suite 156 Dallas, Dallas County, Texas 75214.

Luisa Rebollar

1/8,1/9



NOTICE TO CREDITORS

PUBLISHED NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF Donald Greer, III as Independent Executor of the Estate of Anne Greer McCann, Deceased. Pending in the Dallas County Probate Court No. 3., Cause No. PR-24-01619-3 TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE: Whereas, on December 3, 2024, in the Dallas County Probate Court No. 3, the undersigned duly qualified as the Independent Executor of the Estate of Anne Greer McCann, Deceased. Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned. Donald Greer, III Independent Executor of the Estate of Anne Greer McCann, Deceased. Address: c/o Lane and Countryman, 1045 Cheever, Ste. 103, San Antonio, Texas 78217.

1/8

Notice to Creditors For THE ESTATE OF Rosanna Stanley, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Rosanna Stanley, Deceased were granted to the undersigned on the 06 of January, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Tyler Wright Aguirre within the time prescribed by law. My address is 4351 Gladden PI Los Angeles, California 90041 Administrator of the Estate of Rosanna Stanley Deceased. CAUSE NO. PR-24-03963-1

1/8

Notice to Creditors For THE ESTATE OF Peggy Baker Bonner, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Peggy Baker Bonner, Deceased were granted to the undersigned on the 16th of December, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said es-

tate are hereby required to present the same to Scott Brian Bonner within the time prescribed by law. My address is c/o Law Office of Ellen Eisenlohr Dorn, 12655 N. Central Expwy., Suite 195, Dallas, Texas 75243 Independent Executor of the Estate of Peggy Baker Bonner Deceased. CAUSE NO. PR-24-03699-1

1/8

Notice to Creditors For THE ESTATE OF Louann Stecher, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Louann Stecher, Deceased were granted to the undersigned on the 27th of December, 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 Joseph Lane Lindburg within the time prescribed by law. My address is 1720 Nail Drive, Lancaster, Texas 75146 Independent Administrator of the Estate of Louann Stecher Deceased. CAUSE NO. PR-24-00087-2

1/8

Notice to Creditors For THE ESTATE OF ANDREW S. MASSIMINO, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ANDREW S. MASSIMINO, Deceased were granted to the undersigned on the 18th of December, 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 ELISA C. MASSIMINO within the time prescribed by law. My address is ELISA C. MASSIMINO C/O SANTO BISIGNANO, JR. BISIGNANO HARRISON L.L.P. 10000 N. CENTRAL EXPY., SUITE 850 DALLAS, TX 75231 Independent Executor of the Estate of ANDREW S. MASSIMINO Deceased. CAUSE NO. PR-24-03147-2

1/8



LEGAL NOTICES
 CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

**NOTICE TO A PERSON
HAVING AN UNSECURED
CLAIM
AGAINST THE ESTATE OF
TENA MICHELLE
HOLLINGSWORTH, DE-
CEASED**

Notice is hereby given that original Letters Testamentary for the Estate of Tena Michelle Hollingsworth, Deceased were issued on December 13, 2024 in Cause No. PR-24-03256-1 pending in The Probate Court of Dallas County, Texas to:

JOHN MARK
HOLLINGSWORTH

The address of such Independent Executor is Dallas County, Texas. The address is:

JOHN MARK
HOLLINGSWORTH
c/o Jordan Holt
HOLT & HIRSCH

6301 Gaston Ave., Suite 420
Dallas, Texas 75214

Any person having an unsecured claim against this Estate which is currently being administered is required to present it within four months after the date of receipt of this Notice or the claim is barred, if the claim is not barred by the statute of limitations.

DATED the 31st day of December, 2024.

Respectfully submitted,
HOLT AND HIRSCH
6301 Gaston Avenue, Ste.
420 Dallas, Texas 75214
214/821-2424
214/821-0422 Fax
holthirsch@sbcglobal.net
/s/ Jordan Holt
JORDAN HOLT
State Bar No. 09920300
ATTORNEYS FOR INDE-
PENDENT EXECUTOR

1/8

**Notice to Creditors For
THE ESTATE OF Ronald
Earl Hendry, Deceased**

Notice is hereby given that Letters of Temporary Administration upon the Estate of Ronald Earl Hendry, Deceased were granted to the undersigned on the 12th of December, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Alice Aileen Hendry within the time prescribed by law.

My address is c/o Angelica L. Farinacci, 600 Bailey Avenue, Suite 200, Fort Worth, Texas 76107

Temporary Administrator of the Estate of Ronald Earl Hendry Deceased.

CAUSE NO. PR-22-01237-1

1/8

**Notice to Creditors For
THE ESTATE OF Rosemary
Wheat, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Rosemary Wheat, Deceased were granted to the undersigned on the 6th of January, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Robert Denny Wheat within the time prescribed by law.

My address is c/o Stephen Hill, Attorney
1102 Main Street, Suite 102
Garland, Texas 75040
Independent Executor of the Estate of Rosemary Wheat Deceased.

CAUSE NO. PR-24-03875-1

1/8

**Notice to Creditors For
THE ESTATE OF Stephanie
Lynne Lee, Deceased**

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Stephanie Lynne Lee, Deceased were granted to the undersigned on the 4th of December, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Tiffany Harris within the time prescribed by law.

My address is c/o Nicholas R. Smith
1650 S. John King Blvd, Office Suite
Rockwall, Texas 75032
Independent Administrator of the Estate of Stephanie Lynne Lee Deceased.

CAUSE NO. PR-24-01146-3

1/8

**PROBATE
CITATIONS**

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
Probate Court No. 3
CAUSE NO. PR-23-01990-3
ESTATE OF KAWILKA LEE
MCCULLOUGH, DE-
CEASED**

TO: Any unknown heirs of KAWILKA LEE MCCULLOUGH, Deceased, their executors, administrators, heirs and assignees, and to all persons interested in the Estate of KAWILKA LEE MCCULLOUGH, Deceased.

All Persons Interested..... In the hereinafter styled and numbered cause:

YOU are hereby commanded to appear before the Probate Court No. 3 of Dallas County, Texas in the Renaissance Tower of said county in the City of Dallas, Dallas County, State of Texas, at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being Monday, the February 03, 2025 day of A.D. and file a written answer to Application to Foreclose Preferred Lien on Real Property in Cause No. PR-23-01990-3 styled

**In the Matter of the Estate
of Kawilka Lee McCul-
lough, Deceased**

filed in said Court on the October 18, 2024 the nature of Applicant's demand being as follows, to wit:

an APPLICATION TO FORECLOSE has been filed by U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-RI, MORTGAGE-BACKED NOTES, SERIES 2021-RI in Probate Court of Dallas County, Texas under PR-23-01990-3 and styled Estate of KAWILKA LEE MCCULLOUGH, Deceased and that the general nature of the proceeding is to determine if the APPLICATION TO FORECLOSE the property located at 103 BRISTOL, CEDAR HILL, TX 75104 with the legal description of LOT TWO (2) BLOCK ONE (1) OF CEDAR HILL EAST, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS,COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 70049, PAGE 259 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS shall be granted.

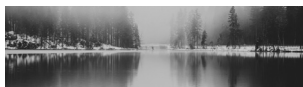
HEREIN FAIL NOT, but of this writ make answer as the law requires.

WITNESS: JOHN F. WARREN, Clerk of the Probate Court of Dallas County, State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, Dallas, Texas **December 18, 2024.**

JOHN F. WARREN, COUNTY CLERK
DALLAS COUNTY, TEXAS
BY: ALEXIS CABRALES, Deputy

12/31,1/8,1/15,1/22



CITATION

**BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-00011-2**

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 Celedonio Terrazas, 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, January 20, 2025, to answer the Application to Determine Heirship filed by Elizabeth Guadalupe Terrazas, on the January 03, 2025**, in the matter of the **Estate of: Celedonio Terrazas, Deceased, No. PR-25-00011-2**, and alleging in substance as follows:

Applicant alleges that the decedent died on September 03, 2024 in Dallas, Dallas County, Texas and prays that the Court hear evidence sufficient to determine who are the heirs of Celedonio Terrazas, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 06, 2025
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

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**CITATIONS BY
PUBLICATION**

CITATION

**BY PUBLICATION
THE STATE OF TEXAS
TO: JAMES KAROLL SIG-
MON RESPONDENT:**

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at Texas-LawHelp.org. The Petition of **TEOSHA BLAYLOCK**, Petitioner, was filed in the **330TH**

DISTRICT COURT of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas **ON THIS THE 10TH DAY OF MAY, 2024**, against **JAMES KAROLL SIGMON** Respondent, numbered **DF-24-07066** and entitled "In the Interest of **A.R.B.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **A.R.B. DOB: MARCH 28, 2024 POB: NOT STATED.**

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 22ND DAY OF NOVEMBER, 2024.**

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

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**CITATION
BY PUBLICATION
THE STATE OF
TEXAS**

**TO: CAMPBELL
LENARD AKA
LEONARD CAMP-
BELL AKA CAMP-
BELL LILLARD 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, 2/10/25, 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

LEGAL NOTICES
CONTINUED

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 December 2024, against NIKA EVANGELINE STARR AKA NIKA SAXIONES, KYLE BRANDON WILLIAMS, CAMPBELL LENARD AKA LEONARD CAMPBELL AKA CAMPBELL LILLARD, AND UNKNOWN, Respondent(s), numbered JC-23-00679-X-305th, and entitled, IN THE INTEREST OF SOPHIA ROSE WILLIAMS AND JAXON ASPEN SAXIONES, A Child(ren), FIRST AMENDED PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, TERMINATION, AND FOR MODIFICATION 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 SOPHIA ROSE WILLIAMS born 09/11/2017, JAXON ASPEN SAXIONES born 01/12/2020.

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 suite.

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 30 of DECEMBER of 2024. ATTEST: FELICIA PITRE Clerk of the District Courts Dallas County, Texas By: Saira Armandariz, Deputy

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CITATION BY PUBLICATION THE STATE OF TEXAS

TO: JEREMY 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, 2/10/25, 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 16th day of April 2024, against Respondent(s), DEVENI GARICA, JEREMY UNKNOWN, AND UNKNOWN numbered JC-24-00515-X-305th, and entitled, IN THE INTEREST OF NERIAH NEVAEH GARCIA, 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 RE-

LATIONSHIP 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 NERIAH NEVAEH GARCIA born 04/04/2024.

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

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 30 of DECEMBER of 2024.

ATTEST: FELICIA PITRE Clerk of the District Courts Dallas County, Texas By: Saira Armandariz, Deputy

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CITATION BY PUBLICATION THE STATE OF TEXAS

TO: SUSIE MARIE GRANADO 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, 2/10/25, 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 26th day of November 2024, against SUSIE MARIE GRANADO, MARIO MEDINA AND UNKNOWN, Respondent(s), numbered JC-24-01345-X-305th, and entitled, IN THE INTEREST OF ISRAEL GRANADO, 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 ISRAEL GRANADO born 11/03/2024.

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

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 30 of DECEMBER of 2024. ATTEST: FELICIA PITRE Clerk of the District Courts Dallas County, Texas By: Saira Armandariz, Deputy

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CITATION BY PUBLICATION THE STATE OF TEXAS

TO: KYNN DAL PRATHER 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, 2/10/25, 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 15th day of March 2024, against DELYNN GENISE GLIN, KYNN DAL PRATHER, IVORY RENE GLIN, AND UNKNOWN, Respondent(s), numbered JC-24-00351-X-305th, and entitled, IN THE INTEREST OF ISAAC LYNDALL LAMONT GLIN, 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 DI-

LEGAL NOTICES
CONTINUED

RECTOR 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 ISAAC LYNDELL LAMONT GLIN born 05/22/2009.

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 suite.

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 30 of DECEMBER of 2024.

ATTEST: FELICIA PITRE Clerk of the District Courts Dallas County, Texas By: Saira Armandariz, Deputy

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CITATION BY PUBLICATION

THE STATE OF TEXAS TO: JUAN ALEMAN ESCAMILLA RESPONDENT:

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

Find out more at Texas-LawHelp.org. The AMENDED PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP of LORENA GARCIA ESQUIVEL, Petitioner, was filed in the 330TH DISTRICT COURT of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas ON THIS THE 8TH DAY OF AUGUST, 2024, against JUAN ALEMAN ESCAMILLA AND ROSA ELVIA IXTA URENA Respondent, numbered DF-24-07738 and entitled "In the Interest of J.A.A.I. a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: J.A.A.I. DOB: MAY 6, 2006 POB: NOT STATED.

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, ON THIS THE 2ND DAY OF JANUARY, 2025.

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

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CITATION BY PUBLICATION

THE STATE OF TEXAS TO: URIEL CERVANTES ANGUIANO RESPONDENT:

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

DIVORCE of LOURDES OLIVA SANTOYO BARRAGAN, Petitioner, was filed in the 301ST DISTRICT COURT of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, ON THIS THE 9TH DAY OF AUGUST, 2024, against URIEL CERVANTES ANGUIANO, Respondent, numbered. DF-24-07373 and entitled "In the Matter of the Marriage of LOURDES OLIVA SANTOYO BARRAGAN and URIEL CERVANTES ANGUIANO" and In the Interest of D.A.C.S. AND L.E.C.S. MINOR CHILDREN". The suit requests A DIVORCE, D.A.C.S. DOB: APRIL 25, 2015; L.E.C.S. DOB: JUNE 4, 2010 POB'S: MONCLOVA MONCLOVA COAHUILA MEXICO.

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

The Court has authority in this suit to enter any Judgment of Decree dissolving the marriage and providing for the division of property which will be binding on you.

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, ON THIS THE 2ND DAY OF JANUARY, 2025.

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

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Spencer, Esq., Attorney for the Petitioner, whose address is 717 Allens Ave, Suite 105, Providence, RI 02905. If you fail to do so, the court may proceed to a hearing and the adjudication of this action."

A Jhonatan Alberto Cruz Cruz o toda/cualquier otra persona de interés:

Una demanda ha sido presentada ante el Tribunal de Familia de Newport del Estado de Rhode Island, EE.UU. por la demandante, Lesbia Noelia Hernandez Santos, solicitando la custodia exclusiva y conclusiones especiales de las menores de edad, Luisa Fernanda Cruz Hernandez, (DOB 02/04/2007), numero de caso: NJ24-004175 y Estefany Noelia Hernandez Santos (DOB 12/27/2015), numero de caso: NJ24-004179. Una audiencia para estos casos se llevara a cabo el 29 de enero del 2025 a las 9:00 de la mañana. Puede entregar su respuesta al Tribunal de Familia del Condado de Providence ubicado en 1 Dorrance Street, Providence, RI 02903, EE.UU y a Peter F. Spencer, Esq., Abogado del demandante, cuya dirección es 717 Allens Ave, Suite 105, Providence, RI 02905, EE.UU. Si no lo hace, el tribunal podra proceder a una audiencia y la resolucion de esta acción."

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The Right Seat >

