

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, October 7, 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
DALLAS COUNTY VS. OTIS RHODES - 100725-25	TX-22-01873	1903 BAYSIDE ST.	DALLAS	\$ 33,564.59	12%	\$ 6,073.21
DALLAS COUNTY VS. SHIRLEY F. BIRMINGHAM - 100725-26	TX-24-01879	906 CLEARDALE DR.	DALLAS	\$ 41,331.49	12%	\$ 892.00
DALLAS COUNTY VS. THE UNKNOWN GENERAL PARTNERS, SUCCESSORS AND ASSIGNS OF VALLEY RANCH DEVELOPMENT CO. LTD. - 100725-27	TX-24-00404	725 RANCHVIEW DR.	IRVING	\$ 28,343.01	12%	\$ 4,160.21
DALLAS COUNTY VS. TAMRA LIN PIKE - 100725-28	TX-23-01427	2308 W. OAKDALE RD.	IRVING	\$ 28,048.13	12%	\$ 1,475.41
DALLAS COUNTY VS. STACY MOREAU - 100725-29	TX-24-00442	612 CAMBRIDGE DR.	IRVING	\$ 34,730.05	12%	\$ 2,854.97
DALLAS COUNTY VS. JOCELYN W. TAYLOR - 100725-30	TX-23-00448	1101 MISSY LANE	IRVING	\$ 43,558.57	12%	\$ 1,068.00
CHIMNEY HILL HOMEOWNERS ASSOCIATION INC. VS. LASHONNE WATTS - 100725-31	DC-23-07203	12554 BURNINGLOG LANE	DALLAS	\$ 21,709.19	5%	\$ 4,474.00
THE LAS COLINAS ASSOCIATION VS. RAFAEL PINEDO - 100725-32	DC-23-05664	7612 TALLOW DR.	IRVING	\$ 6,609.04	12%	\$ 1,653.56
ANNE KASSALLIS VS. QUY PHU PHAM - 100725-33	DC-15-13286	2242 MOUNTAIN LAKES DR	CEDAR HILL	\$ 575,000.00	5%	\$ 25,000.00
THE DOMINION IRVING ESTATES OWNERS ASSOC INC. VS. ALTAF CHARANIYA & SHABNAM CHARANIYA - 100725-34	DC-23-18262	5042 EMPIRE WAY	IRVING	\$ 14,305.95	8.50%	\$ -
VALLEY RANCH MASTER ASSOCIATION, INC. VS. RACHEL BASS - 100725-35	DC-24-12479	500 EAGLE NEST	IRVING	\$ 3,685.29	8%	\$ 1,033.70

SHERIFF'S
SALES



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
100725-25

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 19th day of August, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. OTIS RHODES, ET AL, Defendant(s), Cause No. TX-22-01873. To me, as sheriff, directed and delivered, I have levied upon this 20th day of August, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2025 it being the 7th 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 20th day of June, 2025, A.D. or at any time thereafter, of, in and to the following described property, to-wit: **PROPERTY ADDRESS: 1903 BAYSIDE STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000681751000000 ; BEING LOT 36 IN BLOCK 15/7130 OF ROOSEVELT MANOR, FIRST INSTALLMENT. AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED IN VOLUME 85064 PAGE 5056 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1903**

BAYSIDE STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2015-2019, 2021-2024=\$2,918.97, PHD: 2015-2019, 2020-2021-2024=\$3,180.58, DALLAS COLLEGE: 2015-2019, 2021-2024=\$1,502.40, DCSEF: 2015-2019, 2021-2022=\$90.18, DALLAS ISD: 2015-2019, 2021-2024=\$15,245.00, CITY OF DALLAS: 2015-2019, 2021-2024=\$9,645.81, CITY OF DALLAS LIENS: SECURED CLOSURE LIEN \$900019128=\$215.95, \$900019785=\$239.24, WEED LIEN \$ W1000236404=\$152.18, W1000241041=\$388.67, W1000244808=\$246.62, LITTER LIEN L1000244908=\$283.20.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$33,564.59 and 12% interest thereon from 06/20/2025 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$6,073.21 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 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, 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.

SHERIFF'S SALES
CONTINUED

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 20th day of August, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
100725-26

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 20th day of August, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. SHIRLEY F BIRMINGHAM, Defendant(s), Cause No. TX-24-01879. To me, as sheriff, directed and delivered, I have levied upon this 20th day of August, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2025 it being the 7th 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.sheriffsaleauc-](https://dallas.texas.sheriffsaleauctions.com/)

tions.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 8th day of July, 2025, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 906 **CLEARDALE DRIVE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO.** 000007461730000000 : BEING LOT 8 IN BLOCK G/7525 OF POLK TERRACE, 10TH INSTALLMENT, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 79191 PAGE 2332 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 906 CLEARDALE DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. **DALLAS COUNTY:** 2 0 1 7 - 2024=\$3,695.70, **PHD:** 2017-2024=\$4,014.88, **DALLAS COLLEGE:** 2 0 1 7 - 2024=\$1,903.74, **DCSEF:** 2017-2022=\$116.21, **DALLAS ISD:** 2 0 1 7 - 2024=\$19,427.80, **CITY OF DALLAS:** 2 0 1 7 - 2024=\$12,173.16.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$41,331.49 and 12% interest thereon from 07/08/2025 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$892.00 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 REPRESENTA-

TIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, 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 20th day of August, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
100725-27

BY VIRTUE OF AN Order of Sale issued out of the Honorable 160th Judicial District Court on the 21st day of August, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. THE UNKNOWN GENERAL PARTNERS, SUCCESSORS AND ASSIGNS OF VALLEY RANCH DEVELOPMENT COMPANY, LTD, Defendant(s), Cause No. TX-24-00404 COMBINED W/TX-16-02223, JUDGMENT DATE IS JUNE 12, 2018 AND TX-04-40094-T-B, JUDGMENT DATE IS APRIL 23, 2025, JUDGMENT PRIOR TO NUNC PRO TUNC IS JUNE 22, 2005. To me, as sheriff, directed and delivered, I have levied upon this 20th day of August, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2025 it being the 7th 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.sheriffsaleauc-](https://dallas.texas.sheriffsaleauctions.com/)

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 22nd day of June, 2005, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 725 **RANCHVIEW DRIVE, IRVING, DALLAS COUNTY, TEXAS. ACCT. NO.** 65005031010010600 : BEING A 0.202 ACRE TRACT, MORE OR LESS, OUT OF THE SAMUEL T. BROWN SURVEY ABSTRACT NO. 50 PAGE 310, ALSO KNOWN AS TRACT 1.6, IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 82100 PAGE 1067 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 725 RANCHVIEW DRIVE, THE CITY OF IRVING, DALLAS COUNTY, TEXAS. **TX-24-00404: DALLAS COUNTY: 2018-2023=\$451.24, PHD: 2018-2023=\$498.07, IRVING FLOOD CONTROL DISTRICT #03: 2018-2023=\$232.13, DALLAS COLLEGE: 2018-2023=\$234.29, DCSEF: 2018-2022=\$16.80, CITY OF IRVING: 2018-2023=\$1,149.11, CARROLLTON-FARMERS BRANCH ISD: 2018-2023=\$2,363.23, TX-16-02223 DALLAS COUNTY: 2005-2017=\$1,205.29, PHD: 2005-2017=\$1,384.14, IRVING FLOOD CONTROL DISTRICT #03: 2005-2017=\$1,099.36, DCCCD: 2005-2017=\$522.53, DCSEF: 2005-2017=\$39.14, CITY OF IRVING: 2005-2017=\$2,933.16, CARROLLTON-FARMERS BRANCH ISD: 2005-2017=\$7,282.87, TX-04-40094-T-B: CARROLLTON-FARMERS BRANCH ISD: 1988, 1992-**

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

SHERIFF'S SALES
CONTINUED

2004=\$6,844.44,
COUNTY OF DALLAS: 1988, 1992-
2004=\$2,170.91.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$28,343.01 and 12% interest thereon from 06/22/2005 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$4,160.21 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, 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 20th day of August, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
100725-28

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 20th day of August, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. TAMRA LIN PIKE, Defendant(s), Cause No. TX-23-01427. To me, as sheriff, directed and delivered, I have levied upon this 20th day of August, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in Octo-

ber, 2025 it being the 7th 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 6th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 2308 W. OAKDALE ROAD, IRVING, DALLAS COUNTY, TEXAS. ACCT. NO. 32310600010120000 : BEING LOT 12, BLOCK A, OF MEADOWS FOURTH INSTALLMENT ADDITION, AN ADDITION IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS. AS SHOWN BY THE WARRANTY DEED W/ VENDOR'S LIEN RECORDED AS VOLUME 77227 PAGE 966 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2308 WEST OAKDALE ROAD, THE CITY OF IRVING, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 2 2 - 2023=\$1,136.27. PHD: 2022- 2023=\$1,195.99. DALLAS COLLEGE: 2022-2023=\$592.98. D C S E F : 2022=\$28.37. IRVING ISD: 2018- 2023=\$22,680.22. CITY OF IRVING: 2 0 2 2 - 2023=\$3,085.71.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$28,048.13 and 12%

interest thereon from 05/06/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,475.41 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, 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 20th day of August, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
100725-29

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 20th day of August, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. STACY MOREAU, ET AL, Defendant(s), Cause No. TX-24-00442. To me, as sheriff, directed and delivered, I have levied upon this 20th day of August, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2025 it being the 7th 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

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

SHERIFF'S SALES CONTINUED

vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 17th day of March, 2025, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 612 CAMBRIDGE DR. IRVING, DALLAS COUNTY, TEXAS. ACCT. NO. 32076500030050000 : BEING LOT 5 AND THE SOUTH 1 FOOT OF LOT 4, BLOCK C OF CONFLANS PARK, AN ADDITION TO THE CITY OF IRVING, TEXAS AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 68110 PAGE 1844 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 612 CAMBRIDGE DRIVE, THE CITY OF IRVING, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 2 2 - 2024=\$2,339.52, PHD: 2022- 2024=\$2,415.03, DALLAS COLLEGE: 2 0 2 2 - 2024=\$1,199.21, D C S E F : 2022=\$40.48, IRVING ISD: 2019- 2024=\$23,216.63, CITY OF IRVING: 2 0 2 2 - 2024=\$6,366.15.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$34,730.05 and 12% interest thereon from 03/17/2025 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,854.97 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 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, 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 20th day of August, 2025, MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Michael Books #647 Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100725-30

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 20th day of August, 2025, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JOCELYN W. TAYLOR, ET AL, Defendant(s), Cause No. TX-23-00448. To me, as sheriff, directed and delivered, I have levied upon this 20th day of August, 2025, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2025 it being the 7th 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 ON-

LINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 17th day of December, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 1101 MISSY LANE, IRVING, DALLAS COUNTY, TEXAS. ACCT. NO. 32067500010090000 : BEING LOT 9, IN BLOCK 'A' OF CHATEAU ESTATES ADDITION, AN ADDITION IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201800008174 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1101 MISSY LANE, THE CITY OF IRVING, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2018- 2023=\$4,419.06, PHD: 2018- 2023=\$4,820.85, DALLAS COLLEGE: 2 0 1 8 - 2023=\$2,289.96, DCSEF: 2018- 2022=\$153.79, DALLAS ISD: 2 0 1 8 - 2023=\$20,850.95, CITY OF DALLAS: 2 0 1 8 - 2023=\$11,023.96.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$43,558.57 and 12% interest thereon from 12/17/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,068.00 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 DAL-

LAS 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 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, 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 SERVI-

*SHERIFF'S SALES
CONTINUED*

CIO 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 20th day of August, 2025.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 100725-31
BY VIRTUE OF AN ORDER OF SALE issued out of the 298th District Court on the 17th day of July A.D. 2025 in the case of Plaintiff, CHIMNEYHILL HOMEOWNERS ASSOCIATION INC. vs LASHONNE WATTS, Defendant(s), Cause No. DC-23-07203, to me, as sheriff, directed and delivered, I have levied upon this 20th day of August A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October 2025 A.D. It being the 7th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 16th day of February, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 12554 BURNINGLOG LANE, DALLAS TEXAS 75243.
ACCT NO: 00000811093930000; **LOT** 14, **BLOCK** B/8416, OF CHIMNEY HILL, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71208 AT PAGE 2232 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ANY AMENDMENTS AND/OR SUPPLMENTS THERETO.

"THE PROPERTY IS SOLD

AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 WASTEWATER 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] 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."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$21,709.19 and 5% per annum from 02-16-24 interest compounded annually thereon until the date of the sale, in favor of CHIMNEYHILL HOMEOWNERS ASSOCIATION INC and all cost of court amounting to \$674.00 PLUS \$3,800.00 ATTORNEY'S FEES/PLUS \$800.00 COSTS OF COLLECTION/PLUS \$500.00 FOR THE ORDER OF SALE and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 20th day of August A.D. 2025

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 100725-32
BY VIRTUE OF AN ORDER OF SALE issued out of the 192nd District Court on the 31st day of July A.D. 2025 in the case of Plaintiff, THE LAS COLINAS ASSOCIATION vs RAFAEL PINEDO, Defendant(s), Cause No. DC-23-05664 to me, as sheriff, directed and delivered, I have levied upon this B, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October 2025 A.D. It being the 7th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 27th day of March, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 7612 TALLOW DRIVE IRVING TEXAS 75063.
321607900A0250000; LOT 25, **BLOCK** A, OF HACKBERRY CREEK ESTATES, PHASE II, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDED PLAT THEREOF RECORDED IN VOLUME 91187, PAGE 2197, MAP RECORDS, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 7612 TALLOW DRIVE, IRVING

TEXAS 75063.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 WASTEWATER 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] 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."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$6,609.04 and 5% per annum from 03-27-24 interest compounded annually thereon until the date of the sale, in favor of THE LAS COLINAS ASSOCIATION and all cost of court amounting to \$0 (MINUS A CREDIT OF \$1,653.56) and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 20th day of August A.D. 2025

MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 100725-33
BY VIRTUE OF AN WRIT OF EXECUTION issued out of the 95th District Court on the 20th day of July A.D. 2025 in the case of Plaintiff, ANNE KASALLIS, ET AL vs QUY PHU PHAM, Defendant(s), Cause No. DC-15-13286 to me, as sheriff, directed and delivered, I have levied upon this 20th day of August A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October 2025 A.D. It being the 7th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 3rd day of October, 2016, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 2242 MOUNTAIN LAKES DRIVE, CEDAR HILL TEXAS 75104.
ACCT NO: 16027960001131000; **LOT** 1131, OF LAKE RIDGE SECTION 15, PHASE 1, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000015 PAGE 504 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. **LT** 1131 **ACS** 1.02

*SHERIFF'S SALES
CONTINUED ON NEXT PAGE*

*SHERIFF'S SALES
CONTINUED*

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"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 WASTEWATER 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] 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."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$575,000.00/PLUS PRE-JUDGMENT INTEREST AT THE RATE OF 5% PER ANNUM ON THE PRINCIPAL SUM OF \$575,000.00 ACCRUING FROM SEPTEMBER 14, 2016 AND ENDING THE DAY BEFORE ENTRY OF THIS JUDGMENT and 5% per annum from 10-03-16 interest compounded annually thereon until the date of the sale, in favor of ANNE KASALLIS and all cost of court amounting to \$0/PLUS \$25,000.00 ATTORNEYS FEES AND COST and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 20th day of August A.D. 2025
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 100725-34 BY VIRTUE OF AN ORDER OF SALE issued out of the 95th District Court on the 17th day of July A.D. 2025 in the case of Plaintiff, THE DOMINION IRVING ESTATES OWNERS ASSOCIATION INC. vs ALTA CHARANIYA & SHABNAM CHARANIYA, Defendant(s), Cause No. DC-23-18262 to me, as sheriff, directed and delivered, I have levied upon this 20th day of August A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October 2025 A.D. It being the 7th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 21st day of February, 2025, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 5042

EMPIRE WAY, IRVING TEXAS 75038. ACCT NO. 320970600B0060000: LOT 6, BLOCK B, OF THE DOMINION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 20070167499 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND LOCALLY KNOWN AS 5042 EMPIRE WAY, IRVING, DALLAS COUNTY, TEXAS 75038.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 WASTEWATER 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] 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."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$14,305.95 and 8.50% per annum from 02-21-25 interest compounded annually thereon until the date of the sale, in favor of THE DOMINION IRVING ESTATES OWNERS ASSOCIATION INC. and all cost of court amounting to \$0 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 20th day of August A.D. 2025
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Michael Books #647
Phone: (214) 653-3506 or (214) 653-3505

9/12,9/19,9/26

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 100725-35 BY VIRTUE OF AN ORDER OF SALE issued out of the 95th District Court on the 31st day of July A.D. 2025 in the case of Plaintiff, VALLEY RANCH MASTER ASSOCIATION, INC. vs RACHEL BASS, Defendant(s), Cause No. DC-24-12479 to me, as sheriff, directed and delivered, I have levied upon this 20th day of August A.D. 2025, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October 2025 A.D. It being the 7th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 25th day of February, 2025, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 500 EAGLE NEST, IRVING TEXAS 75063.

32559720010210000: LOT 21, BLOCK 1, VALLEY RANCH SECTION 10, TRACTS 9 AND 10, FIRST INSTALLMENTS, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 83218 PAGE 4959 MAP RECORDS OF DALLAS COUNTY, TEXAS; MORE COMMONLY KNOWN AS 500 EAGLE NEST, IRVING, TX 75063.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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 WASTEWATER 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] 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.

*SHERIFF'S SALES
CONTINUED ON NEXT PAGE*

SHERIFF'S SALES CONTINUED

IARIA 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."

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to **\$3,685.29/PLUS \$4,649.90 ATTORNEY'S FEES/PLUS ADDITIONAL ATTORNEY'S FEES \$1,800.00 FOR ORDER OF SALE** and **8%** per annum from **02-25-25** interest compounded annually thereon until the date of the sale, in favor of **VALLEY RANCH MASTER ASSOCIATION, INC.** and all cost of court amounting to **\$5736.70 PLUS \$297.00 PROCESS SERVER FEES** and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this **20th day of August A.D. 2025**

MARIAN BROWN

Sheriff Dallas County, Texas

By: Billy House #517 & Michael Books #647

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

9/12,9/19,9/26



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
Stor Self Storage, in accordance with the provisions of Chapter 59 of the Texas Property Code, will hold a public auction to satisfy a landlord's lien on property located at the Self-Storage facilities listed below. All auctions will take place online at **www.StorageAuctions.com** and will end on **September 24th, 2025, at 1:00pm** to highest bidder. The seller reserves the right to withdraw the property at any time before the sale. The storage unit includes the contents of the tenant(s) named below.
7390 Riverside Dr, Irving, TX 75039, (214)-396-0944.
Karen Tshabalala
BOXES, TOTES, CLOTHES,

SHOES, HOUSEHOLD GOODS, CHAIRS, SOFA, DECORATIONS, LAWN CHAIRS, TOYS, SHELVES, LUGGAGE, HANDBAGS, SHOE RACKS, BIKE HELMETS, VACUUM

9/5,9/12

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 4205 Gannon Lane Dallas, TX 75237 to satisfy a lien on September 23rd 2025, at approx. 11:30AM
a t
www.storagetreasures.com: Tracy Freeman, Julius Dawson, Erica Crawford, Francis Ekejiya, Anthony Fisher jr, Pearlie Young, Keandra Bryant, Christina Rowe, Arami gates, Keyonia Mathis, Vanita Patton, Leonard Oliver Franklin

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 1410 North Duncanville Road Duncanville, TX 75116 to satisfy a lien on September 23rd 2025, at approx. 11:45AM
at www.storagetreasures.com: Ruben Alvarez, Amani Duval, Jenny Romero, Benita Land, Dwayne Willis, Brooklyn McDonald, Nolan Stone

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 5618 S Cockrell Hill Rd, Dallas, TX 75236 to satisfy a lien on September 24th 2025, at approx. 1:00PM
at www.storagetreasures.com: Ernesto Gutierrez, Kimberly Rosile, Mable Williams, Thannya L Sanchez, Erica Wallace, Robin Ford, Tamisha Spence, Maletina Vakauta

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Man-

agement, LLC as Agent for Owner 611 E Beltline Rd Cedar Hill, TX 75104 to satisfy a lien on September 23rd 2025, at approx. 2:15PM
at www.storagetreasures.com: Gary Calhoun, Louise Jones, Breona Gardner, Tomeka Williams, Carolyn Matchett, Randall Leonard, Leandra Hart, Henry Lee, Carla J Hollie, Darcus Hampton, Vanessa Huaman- Howell, Dana Hampton

9/5,9/12

NOTICE OF PUBLIC SALE

14060 DALLAS PKWY, SUITE D
DALLAS, DALLAS COUNTY, TX 75240

All EQUIPMENT, GOODS, ACCESSORIES, FURNITURE AND THE LIKE FOR FORMER PICKLEBALL KINGDOM LOCATED AT 14060 DALLAS PKWY, SUITE D, DALLAS, TX 75240 WILL BE SOLD FOR THE HIGHEST CASH PRICE AT 2:00PM SEPTEMBER 15, 2025. FOR FURTHER INFORMATION, PLEASE CONTACT RYLAN WHAN AT P.O. BOX 833009, RICHARDSON, TEXAS 75083-3009.

9/8,9/9,9/10,9/11,9/12

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC 920 US HWY 80 E, Mesquite, TX 75149 to satisfy a lien on October 9th, 2025 at approx. 1:00 PM
at www.storagetreasures.com: Jerry Morrison, Gwendolyn White, Jesse Castilleja, Jaleesa Jackson, Edgar Rivera, Demetria Williams, Joel Shannon.

9/12,9/19

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 ONLINE at **www.storagetreasures.com** on **Monday, 10/06/2025 at 11:30AM**. A deposit may be required for removal and cleanup. Names of tenants and general description:
Sharita Quinones-Misc totes, bags, appliance,

boxes Nada Hernandez-misc boxes, personal items

Tenants may redeem their goods for full payment in cash only up to time of auction. Call **Advantage Storage** at **972-840-0141**.

Auctioneer:

ONLINE

09/12/2025 & 09/19/2025

9/12,9/19

Pursuant to Chapter 59, Texas Property Code, Advantage Storage Interchange, which is located at 5200 Lakeview Pkwy, Rowlett, TX 75088, will hold a public auction of property being sold to satisfy a landlord's lien online at **www.StorageTreasures.com**. **The auction will end on or around 11:00 AM on Friday, September 26, 2025.** Property will be sold to the highest bidder. **A \$100.00 Deposit** for removal and cleanup will be required. Seller reserves the right to withdraw property from sale. Property being sold includes contents in spaces of the following tenant **SUZIE HARRIS:** personal items, furniture; Contact Advantage Storage at 972-412-2188.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), USTOR BROADWAY, 3970 Broadway, Garland, TX 75043, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, September 10th, 2025 at 10:30 AM and will be sold Tuesday, September 30th, 2025 at 10:30 AM to the highest bidder for CASH.** Units to sold are: #221 Constance Hardy – mattress, misc. #446 Marquita Carter – luggage, boxes. #535 Almida Amaya – ladder, wheel barrow, lawn equipment, tools, misc. #961 Javeta Ashley – mattresses, tables, dolly, boxes, misc. #991 Jaelyn Carr Walmart – couch, tv, table, microwave, boxes, misc.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

Acts of the 68th Legislature Regular Session 1983), U-STOR FIRST ST., 2101 N. First St., Garland, TX 75040, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, September 10th, 2025 at 10:30 AM and will be sold Tuesday, September 30th, 2025 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #3 Raymond Jeanotte – wheels, tires, dishwasher, shop vac, tool, boxes, misc. #62 Ricardo Jackson – trailer, luggage, golf clubs, boxes, misc. #102 Montreal Williams – shelves, guitars, lamps, boxes, misc. #124 Veranda Laynette – toy jeep, toys, chairs, luggage, boxes, misc. #152 Shawn Tomlinson – computer, vacuums, table, chairs, shredder, boxes, misc. #159 Nguyen Vinh Hun – table saws, compressors, ladder, tools, dresser, chairs, bed frame, cleaning supplies, boxes, misc. #232 Jeus Villegas – dresser, chairs, table, toys, boxes, misc. #255 Dioselin Valdez – rim stroller, misc.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR FOREST LANE, 4138 Forest Lane, Garland, TX 75042, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, September 10th, 2025 at 10:30 AM and will be sold Tuesday, September 30th, 2025 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #63 Omar Gasca – lawnmower, fan, hard hats, misc. #206 Kristin A. Sullivan – air fryer, lamp, misc. #241 Esmeralda Carrera – shelves, kids jeep, roofing equipment. #299/300 Frank Owusu – boxes. #315 William Segovia – shop vac, floor buffers, tire, shelves, cleaning supplies, tools, boxes.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-

STOR HIGHWAY 161, 3501 Block Dr., Irving, TX 75038, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Tuesday, September 9th, 2025 at 10:30 AM and will be sold Monday, September 29th, 2025 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #53 Alejandra Gonzalez – chairs, cooler, tv, backpack, boxes, misc. #212 Karlton Hall – tv, shoe rack, luggage, boxes, misc. #279 Robert Cayton – shop vac, fan, boxes, misc. #264 Adam Garver – luggage, chair, paint supplies, dresser, Play Station 2, boxes.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR LAKE JUNE, 10406 Lake June Rd., Dallas, TX 75217, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, September 10th, 2025 at 10:30 AM and will be sold Tuesday, September 30th, 2025 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #136 Isabiah Jones – tires, cooler, fishing poles, car not included in sale. #209 Amanda Pickeral – china cabinets, projector, stereo, tv, scooter, mini fridge, keyboard, entertainment center, décor, boxes, misc. #228 Eddie Tarrant – washer, dryer, tv, bed frame, mattress, wardrobe, chairs, luggage, dresser, boxes, misc. #233 Eddie Tarrant – clothes. #270 Priscilla Palomo – entertainment center, bike, toys, chairs, misc. #276 Angel Belmonte – car parts. #381 Vanessa Aniz – mattress, vacuum, chair, décor, misc.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR TRINITY MILLS, 2551 Kelly Blvd, Carrollton, TX 75006, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, September 10th, 2025 at 10:30 AM and**

will be sold Tuesday, September 30th, 2025 at 10:30 AM to the highest bidder for CASH. Units to be sold are: #140 Donald McCain – pallet jack, piano, lawn mower, 4-wheeler, tool-boxes, vacuum, tools, boxes. #152 Gabriel Miller – mattress, box springs, tables, chairs, dresser, furniture. #239 Anabella Vizcarra – wheels, bikes, mirrors, ladder, stroller, golf clubs, boxes, misc. #259 Ahmad Hussain – cabinet, table, lamps, chairs, boxes, misc. #379 Becky Davis – vending machine, computer, trash can, fish tank, car is not included in sale.

9/12,9/19

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR WALTON WALKER, 4116 S. Walton Walker, Dallas, TX 75236, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, September 10th, 2025 at 10:30 AM and will be sold Tuesday, September 30th, 2025 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #81 Shadyra Reeves – boxes. #109 Eva A. McClinton – hutch, boxes, car not included in sale. #133 Angela M. Leal – sofa, recliner, fan, lamp, tables, boxes, misc. #182 Sergio Castillo – luggage, boxes, misc. #262 Priscilla Bernal – vacuum, luggage, car seat, mattresses, air fryer, boxes, misc. #276 Jorge Cruz Garcia – carpets, space heater, weed wacker, tire, golf clubs, bike, microwave, fishing poles, boxes, misc. #280 Anthony Martel – computer, lamp, table, chairs, toys, vacuum, boxes, misc. #306 Larry Evans – washers, dryer, dresser, chairs, boxes. #414 Jimetria L. Cosby – baby rocker, stroller, lamp, roller skates, boxes, misc. #423 Anthony Zapeda – boxes, misc. #435 Emmanuel Pina – cooler, wagon, high chair, toys, boxes, misc. #437 Rodrigo Luna – ironing board, cooler, weights, misc. #457 Thomas Walton – workout bench, shelves, carpet, chairs, filing cabinet, luggage, décor, boxes, misc.

9/12,9/19

ABANDONED VEHICLES

ABANDONED VEHICLES In compliance with the Transportation Code 683.031; if you have legal ownership on the following vehicles please contact MESQUITE AUTO IMPOUND VSF#0655233VSF at 972.288.1475 located at 2443 Franklin Dr. Mesquite, TX 75150, to reclaim the vehicle by paying all accrued charges. Total charges cannot be calculated until the vehicle is claimed. Failure to reclaim the vehicle is a waiver of all rights, title, and interest in the vehicle and personal property and a consent to sell the vehicle at public sale and right to dispose of the vehicle. (<https://www.tdlr.texas.gov>) **YR MAKE MODEL VIN 2010 Trailer Car hauler 20GS70125ES032025 1900 Trailer Trailer 2012 Taotao ATA-125F L5NAAJTL2D1003369**

9/12,9/29

Bid NOTICES**RFP 23-26 (183599)****Fuel Servicing**

The Garland Independent School District will be receiving proposals for the purchase of Fuel Servicing until 10:30 a.m., October 7, 2025, at 501 S. Jupiter Rd., Garland, Texas 75042, Purchasing Department, at which time they will be opened.

The proposal document for electronic submission can be accessed at:

https://oraprodmdz.garlandisd.net:4443/OA_HTML/AppLocalLogin.jsp

Please email bids@garlandisd.net for any questions.

9/12,9/18

CITY OF GARLAND

The City of Garland is accepting bids for 2025 Term Contract for Concrete Sawing and Sealing Services. Bid documents are available at garlandtx.ionwave.net or

by calling 972-205-2415. Public bid opening: 09/25/2025 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

9/12,9/18

REQUEST FOR BIDS/PROPOSALS/QUALIFICATIONS

Request for Bid (RFB) will be received and opened by the Dallas College Procurement Department, phone 972/860-7771 via **Electronic Submittal. Due October 2, 2025, no later than 2:00 pm. RFB-2025-983366, Linen Rental Services, Dallas College, Dallas, TX.** Buyer: Sheneicka Ogwuegbu; Advertising on 9/12/25 & 9/19/25.

Note: RFB documents can be downloaded through our new **online bidding and eProcurement Sourcing system, Workday at <https://dallas-college-public-portal.us.workdayspend.com/>**

9/12,9/19

REQUEST FOR BIDS/PROPOSALS/QUALIFICATIONS

Request for Bid (RFB) will be received and opened by the Dallas College Procurement Department, phone 972/860-7771 via **Electronic Submittal. Due October 6, 2025, no later than 2:00 pm. RFB-2025-985848, Employee Name Badges, Dallas College, Dallas, TX.** Buyer: Sheneicka Ogwuegbu; Advertising on 9/12/25 & 9/19/25.

Note: RFB documents can be downloaded through our new **online bidding and eProcurement Sourcing system, Workday at <https://dallas-college-public-portal.us.workdayspend.com/>**

9/12,9/19



LEGAL NOTICES
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LEGAL NOTICES
CONTINUED

PUBLIC
NOTICES

CITY OF
SEAGOVILLE

NOTICE OF PUBLIC
HEARING
SEAGOVILLE BOARD OF
ADJUSTMENTS
VARIANCE REQUEST
#V2025-02

A Public Hearing will be held by the Zoning Board of Adjustments on Thursday, September 25, 2025, at 6:30 in the City Council Chambers, 702 North Highway 175, Seagoville, Texas to hear from, property owner for 503 Netherland Dr, Dallas County, Seagoville, Texas, Property Legal Description: Block 1 Lot 16 of the Phillip Pirozzo Unrec as recorded by the Deed Records of Dallas County, Texas. for a variance of (18.5') feet for the width of the lot.

You are invited to attend the public hearing and make comments regarding this request. Written comments may be submitted prior to 5:00 p.m. on the day of the public hearing to Collin Parks, City Planner, 702 N. Hwy. 175, Seagoville, Texas 75159.
CITY OF SEAGOVILLE
Collin Parks
Planner

9/12

TEXAS ALCOHOL
& BEVERAGE
COMMISSION

LICENSES &
RENEWALS

An Original Application has been made for a Mixed Beverage Restaurant Permit Food and Beverage Certificate (FB) And (LH) Mixed Beverage Late Hours Permit for Besos Day & Night LLC DBA Besos Dallas at 114 W. 7th St Dallas, Dallas County, Texas

Said application made in accordance

with the provisions of
the Texas Alcoholic
Beverage Code.
Jesus Verdin –
Mgr/Mbr

9/11,9/12

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for Kings Cave dba Kings Cave Sports Bar at 2661 Midway Rd Ste 109, Carrollton, Dallas County, TX 75006.
Kenechi Nnamani -
Owner/GM

9/12,9/15

Application has been made with the Texas Alcoholic Beverage Commission for a (MB) MIXED BEVERAGE PERMIT WITH (FB) FOOD AND BEVERAGE CERTIFICATE by TEXCALI TACO BALCH SPRINGS LLC dba FUZZYS TACO SHOP, to be located at 4105 S BELT LINE RD, BALCH SPRINGS, DALLAS COUNTY, Texas, 75181. Officers of said corporation are TAREK JAMAL, PRESIDENT/SECRETARY/EMBER and MOHAMAD KHALOUSI, SECRETARY/MEMBER.

9/12,9/15

NOTICE TO
CREDITORS

Notice to Creditors For
THE ESTATE OF Sammy Jo
Miller, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Sammy Jo Miller, Deceased were granted to the undersigned on the 14th of August, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby re-

quired to present the same to Julie Anne Miller, Independent Administrator within the time prescribed by law.
My address is c/o Christopher Ash, Attorney At Law
1131 W. Yellow Jacket Lane
Rockwall, TX 75087
Independent Administrator of the Estate of Sammy Jo Miller Deceased.
CAUSE NO. PR-25-00569-1

9/12

Notice to Creditors For
THE ESTATE OF Ryan
Patrick Sandman, De-
ceased

Notice is hereby given that Letters of Administration upon the Estate of Ryan Patrick Sandman, Deceased were granted to the undersigned on the 6th of June, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Patrick Sandman within the time prescribed by law.

My address is c/o Farrow-Gillespie Heath Wilmoth, LLP, 1900 N. Pearl Street, Suite 2100, Dallas, Texas 75201
Administrator of the Estate of Ryan Patrick Sandman Deceased.
CAUSE NO. PR-24-00514-2

9/12

Notice to Creditors For
THE ESTATE OF Larry J.
Hunter, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Larry J. Hunter, Deceased were granted to the undersigned on the 10th of September, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Boss M. Hunter within the time prescribed by law.

My address is 1900 Morning-side Drive, Garland, Texas 75042
Independent Executor of the Estate of Larry J. Hunter Deceased.
CAUSE NO. PR-25-01944-2

9/12

Notice to Creditors For
THE ESTATE OF DAVID E.
BRUSILOW, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of DAVID E. BRUSILOW, Deceased were granted to the undersigned on the 19 of August, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Rebecca

S. Brusilow within the time prescribed by law.
My address is c/o Sol Reifer Esq., 14800 QUORUM DRIVE, SUITE 450, DALLAS, TEXAS 75254
Independent Executrix of the Estate of DAVID E. BRUSILOW Deceased.
CAUSE NO. PR-25-01096-1

9/12

Notice to Creditors For
THE ESTATE OF Gerald
Terence De Guzman, De-
ceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Gerald Terence De Guzman, Deceased were granted to the undersigned on the 3 of September, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Mae Magdalen Centeno within the time prescribed by law.

My address is C/O Burch Law 7920 Belt Line Road, Suite 700
Dallas, Texas 75254
Independent Administrator of the Estate of Gerald Terence De Guzman Deceased.
CAUSE NO. PR-25-00832-1

9/12

Notice to Creditors For
THE ESTATE OF SHARON
JEAN LAMMERS, De-
ceased

Notice is hereby given that Letters Testamentary upon the Estate of SHARON JEAN LAMMERS, Deceased were granted to the undersigned on the 10th of September, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Thomas Richard Lammers within the time prescribed by law.

My address is c/o Patrick Hancock
PO Box 612262
DFW Airport, TX 75261
Independent Executor of the Estate of SHARON JEAN LAMMERS Deceased.
CAUSE NO. PR-25-01978-1

9/12

Notice to Creditors For
THE ESTATE OF Henry
Coppola, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Henry Coppola, Deceased were granted to the undersigned on the 26 of August, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby

required to present the same to Glenda Lee Coppola within the time prescribed by law.
My address is 10332 Plummer drive
Dallas, Texas 75228
Executor of the Estate of Henry Coppola Deceased.
CAUSE NO. PR-25-02363-1

9/12

Notice to Creditors For
THE ESTATE OF Kenneth
Wayne Spriggs, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Kenneth Wayne Spriggs, Deceased were granted to the undersigned on the 18th of July, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to David M. Pyke within the time prescribed by law.

My address is Pyke & Associates, PC
7557 Rambler Road, Suite 850
Dallas, Texas 75231
Independent Administrator of the Estate of Kenneth Wayne Spriggs Deceased.
CAUSE NO. PR-19-02731-3

9/12

PROBATE
CITATIONS

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02715-2

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 John Matthew Steger, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application For Determination Of Heirship And For Issuance Of Letters Of Independent Administration filed by Mark John Steger, on the August 18, 2025, in the matter of the Estate of: John Matthew Steger, Deceased, No. PR-25-02715-2**, and alleging in substance as follows:
Applicant alleges that the

LEGAL NOTICES
CONTINUED

decedent died on June 20, 2025, in Jakarta, Indonesia, and prays that the Court hear evidence sufficient to determine who are the heirs of **John Matthew Steger, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 05, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-03455-2
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 Barbara Dunavin, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application To Determine Heirship filed by Brian Scott Dunavin, on the September 03, 2025, in the matter of the Estate of: Barbara Dunavin, Deceased, No. PR-24-03455-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on March 23, 2021, in Mesquite, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Barbara Dunavin, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 04, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02319-2
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 Everett Jay Foster, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County,

Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application For Determination And Declaration Of Heirship And For Letters Of Independent Administration filed by Caroline Witt Foster, on the July 14, 2025, in the matter of the Estate of: Everett Jay Foster, Deceased, No. PR-25-02319-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on May 23, 2025, in Dallas, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Everett Jay Foster, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 04, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02882-2
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 Sanna Josephine Kruppenbacher, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Combined Application To Determine Heirship And For Letters Of Independent Administration filed by Kathleen Marie Lasco, on the September 02, 2025, in the matter of the Estate of: Sanna Josephine Kruppenbacher, Deceased, No. PR-25-02882-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on May 09, 2025, in Desoto, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Sanna Josephine Kruppenbacher, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 04, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12



CITATION
BY PUBLICATION
THE STATE OF TEXAS
PROBATE COURT
NO. 3
CAUSE NO. PR-17-01156-3
IN RE: THE ESTATE OF ROBERT U. BROWN, DECEASED

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **CHRISTOPHER TAYLOR, JUSTIN BROWN, AND LYDIA BROWN, WHOSE WHEREABOUTS ARE UNKNOWN AND CANNOT BE REASONABLY ASCERTAINED, ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT BROWN, Deceased,** whose whereabouts are unknown are cited to be and appear before the Probate Court No. 3 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Final Account of Successor Temporary Administrator filed on the 05/02/2025 filed by David Mead, Successor Temporary Administrator Pending Contest of the Estate, in the matter of the Estate of Robert U. Brown, Deceased, Cause No. PR-17-01156-3.**

Given under my hand and seal of said Court, in the City of Dallas, this 9/5/2025.
JOHN F. WARREN, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02601-3
By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Shelly Diane Delamar, Deceased,** are cited to

be and appear before the Probate Court No. 3 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application To Determine Heirship And For Letters Of Independent Administration - Intestate filed by Patricia Doyle, on the August 06, 2025, in the matter of the Estate of: Shelly Diane Delamar, Deceased, No. PR-25-02601-3,** and alleging in substance as follows:

Applicant alleges that the decedent died on May 21, 2025, in Irving, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Shelly Diane Delamar, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 04, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02820-1
By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Joseph Edward Hawthorne, Deceased,** are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application To Determine Heirship filed by Staci Dawn Lawlis f/k/a Staci Dawn Hawthorne, on the September 03, 2025, in the matter of the Estate of: Joseph Edward Hawthorne, Deceased, No. PR-25-02820-1,** and alleging in substance as follows:

Applicant alleges that the decedent died on September 04, 2025 in Farmers Branch, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Joseph Edward Hawthorne, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 08, 2025 **JOHN F. WARREN**, County Clerk

Dallas County, Texas
By: Kristian Macon, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-01675-1
By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF James Edward Reagan, Sr., Deceased,** are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application for Probate of Will and for Issuance of Letters Testamentary (After Four Years) filed by James Edward Reagan, Jr., on the May 20, 2025, in the matter of the Estate of: James Edward Reagan, Sr., Deceased, No. PR-25-01675-1,** and alleging in substance as follows:

Applicant alleges that the decedent died on February 25, 2019 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **James Edward Reagan, Sr., Deceased.**

You are hereby notified that the testator's property may pass to the testator's heirs if the will is not admitted to probate. You are further notified that the person offering the testator's will for probate may not be in default for failing to present the will for probate during the four-year period immediately following the testator's death.

Given under my hand and seal of said Court, in the City of Dallas, September 09, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

9/12

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-23-03019-1
By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **TO ALL KNOWN AND UNKNOWN HEIRS OF CHARLES EDWARD HARRIS, DECEASED, 15658 OX-**

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

FORD ROAD, GERMAN-TOWN, OH 45327-9739, WHOSE WHEREABOUTS ARE UNKNOWN AND CANNOT BE REASONABLY ASCERTAINED, ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Gina Annette Harris a/k/a Gina Harris, Deceased, are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Counter-Application For Probate Of Will And Application For Declaratory Judgment filed by George Fong f/k/a George Fong Suet Yuen, on the December 03, 2024, in the matter of the Estate of: Gina Annette Harris a/k/a Gina Harris, Deceased, No. PR-23-03019-1,** and alleging in substance as follows:

Applicant alleges that the decedent died on July 25, 2023, in Dayton, Ohio, and prays that the Court hear evidence sufficient to determine who are the heirs of **Gina Annette Harris a/k/a Gina Harris, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 05, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/12

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-25-02894-2
By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **LL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Eleodoro Vanegas a/k/a Eliodoro Dimas Vanegas, Deceased,**are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application To Determine Heirship (After Four Years) filed by Margarita "Margaret" Alvarez, on the September 03, 2025, in the matter of the Estate of: Eleodoro Vanegas a/k/a Eliodoro Dimas Vanegas, Deceased, No. PR-25-02894-**

2, and alleging in substance as follows:

Applicant alleges that the decedent died on March 19, 2006 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Eleodoro Vanegas a/k/a Eliodoro Dimas Vanegas, Deceased.**

You are hereby notified that the testator's property may pass to the testator's heirs if the will is not admitted to probate. You are further notified that the person offering the testator's will for probate may not be in default for failing to present the will for probate during the four-year period immediately following the testator's death.

Given under my hand and seal of said Court, in the City of Dallas, September 05, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Kristian Macon, Deputy

9/12

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-25-02937-2
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 Debra Lynn Ballard, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 22, 2025, to answer the Application to Determine Heirship (After Four Years) filed by Billy Gaylon Ballard, on the September 08, 2025, in the matter of the Estate of: Debra Lynn Ballard, Deceased, No. PR-25-02937-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on April 12, 2019 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Debra Lynn Ballard, Deceased.**

You are hereby notified that the testator's property may pass to the testator's heirs if the will is not admitted to probate. You are further notified that the person offering the testator's will for probate may not be in default for failing to present the will for probate during

the four-year period immediately following the testator's death.

Given under my hand and seal of said Court, in the City of Dallas, September 05, 2025 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

9/12

CITATIONS BY PUBLICATION

CITATION BY PUBLICATION THE STATE OF TEXAS ELIJAN MCKENZIE GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being **Monday the 29TH DAY OF SEPTEMBER, 2025,** at or before ten o'clock A.M. before the Honorable **95TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Plaintiff's Petition was filed in said court, ON THIS THE 6TH DAY OF JUNE, 2025, in this cause, numbered **DC-25-08918** on the docket of said Court, and styled: **ONCOR ELECTRIC DELIVERY COMPANY LLC, Petitioner vs. ELIJAN MCKENZIE; JOHN DOE** Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF ONCOR ELECTRIC DELIVERY COMPANY LLC FILED ITS ORIGINAL PETITION AGAINST DEFENDANT ELIJAN MCKENZIE ON JUNE 6, 2025, FOR DAMAGES TOTALING \$10,723.38. INITIAL DAMAGES OCCURRED ON JUNE 11, 2023, WHEN ELIJAN MCKENZIE, EN-TRUSTED AN UNIDENTIFIED PERSON ("JOHN DOE") WHO WHILE DRIVING RECKLESSLY AND INCOMPETENTLY COLLIDED WITH A UTILITY**

POLE AND ATTACHED UTILITY RELATED MATERIALS OWNED BY ONCOR, CAUSING EXTENSIVE DAMAGE.

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 13TH DAY OF AUGUST, 2025** **FELICIA PITRE** Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **HARPER REAM**, Deputy

8/22,8/29,9/5,9/12

CITATION BY PUBLICATION THE STATE OF TEXAS WILLIAM E. WEAVER III: UNKNOWN HEIRS AT LAW OF WILLIAM EDWIN WEAVER, JR., DECEASED GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being **Monday the 29TH DAY OF SEPTEMBER, 2025,** at or before ten o'clock A.M. before the Honorable **116TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 1ST DAY OF MAY, 2025, in this cause, numbered **DC-25-06854** on the docket of said Court, and styled: **WELLS FARGO BANK, N.A., Petitioner vs. CHERYL ANN WEAVER; WILLIAM EDWIN WEAVER JR.; UNKNOWN HEIRS AT LAW OF WILLIAM EDWIN WEAVER, JR., DECEASED; WILLIAM E. WEAVER III; JAMES**

LAWRENCE WEAVER, SPENCER WEAVER Respondent. A brief statement of the nature of this suit is as follows: **LOT 9, BLOCK E, SADDLE HILL, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS 1 COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 437, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS** as is more fully shown by Petitioner's Petition on file in this suit.

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 18TH DAY OF AUGUST, 2025** **FELICIA PITRE** Clerk of the District Court of Dallas County, Texas
George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202
By: **HARPER REAM**, Deputy

8/22,8/29,9/5,9/12

CITATION BY PUBLICATION THE STATE OF TEXAS JUAN CARLOS PALMA PEREZ, Defendant.....in the hereinafter styled and numbered cause: CC-24-08334-B YOU are hereby commanded to appear before the **County Court at Law No. 2,** of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, 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, 29th day of September, 2025,** a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-24-08334-B,** Styled **REYNATO CARDINO, Jr, Plaintiff(s), vs JUAN CARLOS PALMA PEREZ, Defendant (s).** The nature of plaintiff's demand being as follows: **DAMAGES (COLLISION) (ACCOUNT).**

STATEMENT
This lawsuit is based on a motor vehicle collision that occurred on or about June 7th, 2023, at or near Coit Road, and W. Belt Line Road

LEGAL NOTICES
CONTINUED

in Richardson, TX. The collision was proximately caused by the negligence and/or negligence per se of the Defendant. As a result of Defendant's actions, Plaintiff has suffered severe bodily, economic, and mental injuries for which Plaintiff now brings this suit.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiff's attorney ERIC MARTIN PRZYBYSZ 8222 DOUGLAS AVENUE SUITE 400 DALLAS TX 75225

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

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 2, George Allen Courthouse, 600 Commerce Street, Dallas County, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **15th day of August, 2025 A.D.** JOHN F. WARREN, County Clerk Of the County Court of Dallas County
By: Guisla Hernandez, Deputy

8/22,8/29,9/5,9/12

CITATION BY PUBLICATION
THE STATE OF TEXAS
FRANCISCO DEMETRIO CASTELLANOS GUZMAN, Defendant.....in the hereinafter styled and numbered cause: **CC-25-02465-A**

YOU are hereby commanded to appear before the **County Court at Law No. 1**, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, 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, 26th day of September, 2024**, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-25-02465-A**, Styled **TAMMATHA GAY BOLLIN**, Plaintiff(s), vs **FRANCISCO DEMETRIO CASTELLANOS GUZMAN; LAURA MENDEZ**, Defendant (s). The nature of plaintiff's demand being as follows: **DAMAGES (COLLISION) (ACCOUNT). STATEMENT**

This lawsuit is based on a motor vehicular collision occurring on or about June 7, 2024, at or near the intersection of Elam Road and North Saint Augustine Road in Dallas, Texas. The collision was proximately caused by the negligence and/or recklessness of the Defendant, collision was proximately cause caused by the negligence and/or recklessness of the Defendant, **Francisco Demetrio Castellanos Guzman**. At the time of the collision, Defendant, **Francisco Demetrio Castellanos Guzman**, was negligent in one or more ways. As a result of Defendant's actions, Plaintiff has suffered severe bodily, economic, and mental injuries for which Plaintiff sued.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiffs attorney JESUS ROSA MARIN 8222 DOUGLAS AVE SUITE 400 DALLAS TX 75225

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

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 1, George Allen Courthouse, 600 Commerce Street, Dallas County, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **15th day of August, 2025 A.D.** JOHN F. WARREN, County Clerk Of the County Court of Dallas County
By: Guisla Hernandez, Deputy

8/22,8/29,9/5,9/12

CITATION BY PUBLICATION
THE STATE OF TEXAS
JUNIOR ORTIZ ESPINAL, Defendant.....in the hereinafter styled and numbered cause: **CC-25-03615-E**

YOU are hereby commanded to appear before the **County Court at Law No. 5**, of Dallas County, Texas, and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, 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, 13th day of October, 2025**, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-25-03615-E**,

Styled **KURT WILLIAM RICHTER**, Plaintiff (s) vs **CASTELLO CARRIERS, LLC; CASTELLO CARRIERS, LLC d/b/a HEBER ANDRES RODRIGUEZ; HEBER ANDRES RODRIGUEZ, INDIVIDUALLY AND D/B/A CASTELLO CARRIERS, LLC; HEBER A. RODRIGUEZ; PORTILLO AND SONS TRANSPORTATION, LLC; JUNIOR ORTIZ ESPINAL; CASTELLO CARRIERS, LLC D/B/A HEBER ANDRES RODRIGUEZ**, Defendant (s). The nature of plaintiff's demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**.

At approximately 4:35 p.m. on June 7, 2023, Plaintiff was traveling in a 2018 Chevrolet Colorado pickup truck, southbound in the 7000 block of Harry Hines Boulevard, in the right-hand lane, approaching a green light at the intersection with the 1900 block of Empire Central, in Dallas, Dallas County, Texas. Defendant, JUNIOR ORTIZ ESPINAL, was operating a 2009 Freightliner truck owned and/or leased by Defendants, CASTELLO CARRIERS, LLC; CASTELLO CARRIERS, LLC d/b/a HEBER ANDRES RODRIGUEZ; HEBER ANDRES RODRIGUEZ,

INDIVIDUALLY AND d/b/a CASTELLO CARRIERS, LLC; HEBER A. RODRIGUEZ and/or PORTILLO AND SONS TRANSPORTATION, LLC, and towing a 2020 Dragon Esp Ltd trailer owned and/or leased by Defendants, CASTELLO CARRIERS, LLC; CASTELLO CARRIERS, LLC d/b/a HEBER ANDRES RODRIGUEZ; HEBER ANDRES RODRIGUEZ, INDIVIDUALLY AND d/b/a CASTELLO CARRIERS, LLC; HEBER A. RODRIGUEZ and/or PORTILLO AND SONS TRANSPORTATION, LLC, traveling northbound in the 6900 block of Harry Hines Boulevard, approaching a traffic light at the intersection with the 1900 block of Empire Central, in Dallas, Dallas County, Texas, while in the course and scope of employment with Defendants, CASTELLO CARRIERS, LLC; CASTELLO CARRIERS, LLC d/b/a HEBER ANDRES RODRIGUEZ; HEBER ANDRES RODRIGUEZ, INDIVIDUALLY AND d/b/a CASTELLO CARRIERS, LLC; HEBER A. RODRIGUEZ and/or PORTILLO AND SONS TRANSPORTATION, LLC. As Plaintiff was traveling through the intersection on a green light, suddenly and without warning, Defendant, JUNIOR ORTIZ ESPINAL, failed to yield the

right-of-way to Plaintiff, failed to heed the traffic light, entered the intersection, and began turning left onto Empire Central, into Plaintiff's path, colliding with Plaintiff's vehicle and subjecting Plaintiff to tremendous force.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiff's attorney EBRENT GOUDARZI 3522 N FOURTH STREET LONGVIEW TX 75605

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

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 5, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **29th day of August, 2025 A.D.** JOHN F. WARREN, County Clerk Of the County Court of Dallas County
By: Momodou Bayo, Deputy

9/5,9/12,9/19,9/26

CITATION BY PUBLICATION
THE STATE OF TEXAS
THE UNKNOWN HEIRS AT LAW OF MATILDA MONCIBAIS A/K/A MATILDE MONCIBAIS A/K/A MILDRED MONCIBAIS, DECEASED GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **13TH DAY OF OCTOBER, 2025**, at or before ten o'clock A.M. before the Honorable **134TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 16TH DAY OF MAY, 2025, in this cause, numbered **DC-25-07749** on the docket of

said Court, and styled: **SAND HURST PLAZA OWNERS ASSOCIATION, INC.,** Petitioner vs. **HERBERT MONCIBAIS, JR., FERNANDO MONCIBAIS A/K/A MONTY MONCIBAIS, DEBORAH MONCIBAIS A/K/A DEBBIE MURPHY, GLORIA INCE, SANDRA MONCIBAIS A/K/A SANDRA MARTINEZ, JANE SCOTT A/K/A JANIE SCOTT, RICK MONCIBAIS, CAMDEN MONCIBAIS IS, TREVOR MONCIBAIS, AND THE UNKNOWN HEIRS AT LAW OF MATILDA MONCIBAIS A/K/A MATILDE MONCIBAIS A/K/A MILDRED MONCIBAIS** Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF, SAND HURST PLAZA OWNERS ASSOCIATION, INC., BY AND THROUGH ITS ATTORNEY OF RECORD, MANING AND MEYERS, ATTORNEYS AT LAW, 4340 N. CENTRAL EXPRESSWAY, SUITE 200, DALLAS, TEXAS 75206, BROUGHT SUIT AGAINST THE UNKNOWN HEIRS AT LAW OF MATILDA MONCIBAIS A/K/A MATILDE MONCIBAIS A/K/A MILDRED MONCIBAIS, DECEASED, AND ANY OTHER PERSON CLAIMING ANY SUBORDINATE RIGHT, TITLE, AND/OR INTEREST IN AND TO THE PROPERTY LOCATED AT 5807 SANDHURST LANE #A, DALLAS, TEXAS 75206, AND LEGALLY DESCRIBED AS: UNIT NO. 5807-A IN BUILDING A OF SANDHURST PLAZA CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 79207, PAGE 2119 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO** as is more fully shown by Petitioner's Petition on file in this suit.

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 28TH DAY OF AUGUST, 2025** FELICIA PITRE

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

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

9/5,9/12,9/19,9/26

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
TO: **CESAR NOE PALMA
ORDONEZ** 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 TexasLawHelp.org. The ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP AND REQUEST FOR SPECIAL IMMIGRANT JUVENILE STATUS of **CARMEN JOHANNA CALDERO AGUILERA**, Petitioner, was filed in the **303RD DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 23RD DAY OF APRIL, 2024**, against **CESAR NOE PALMA ORDONEZ** Respondent, numbered **DF-24-06060** and entitled "In the Interest of a child (or children)". The date and place of birth of **E.T.P.C. AND J.C.P.C.** a child (children) who is (are) the subject of the suit: **E.T.P.C.: D.O.B.: MARCH 16, 2009; P.O.B.: DANLI, EL PARAISO, HONDURAS; J.C.P.C.: D.O.B.: OCTOBER 2, 2012; P.O.B.: DANLI, EL PARAISO, HONDURAS.**

PETITIONER, CARMEN JOHANNA CALDERON AGUILERA, IS THE MOTHER OF THE CHILDREN E.C AND J.P.C. RESPONDENT, CESAR NOE PALMA ORDONEZ, THE FATHER, HAS ABUSED ABANDONED, AND NEGLECTED THE CHILDREN, FAILED TO PROVIDE CARE OF SUPPORT FOR OVER THREE YEARS, AND ENGAGED IN ALCOHOL ABUSE ENDANGERING

THEIR WELL-BEING. THE CHILDREN AND THEIR MOTHER FLED HONDURAS DUE TO TO POVERTY AND LACK OF CARETAKERS, AND REUNIFICATION WITH RESPONDENT OR ANYONE IN HONDURAS IS NOT VIABLE. PETITIONER REQUESTS THE COURT DECLARE THE CHILDREN ABANDONED, NEGLECTED, AND DEPENDENT, FIND THAT RETURN TO HONDURAS IS NOT IN THEIR BEST INTEREST, AND APPOINT HER SMC.

"The Court has authority in this suit to enter any judgment of 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 8TH DAY OF SEPTEMBER, 2025.**

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

9/12

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
TO: **ROCIO COLLAZO SANDOVAL** 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 TexasLawHelp.org. The FIRST AMENDED PETITION FOR DIVORCE Petition of **JOSE INES LIRA PUENTE**, Petitioner, was filed in the **330TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 18TH**

DAY OF AUGUST, 2025, against **ROCIO COLLAZO SANDOVAL**, Respondent, numbered. **DF-25-02601** and entitled "In the Matter of the Marriage of **JOSE INES LIRA PUENTE** and **ROCIO COLLAZO SANDOVAL**" and In the Interest of **A.S.L.C., A CHILD**". The suit requests **A.S.L.C., D.O.B.: 10/06/2014, P.O.B.: GUANAJUATO, 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 5TH DAY OF SEPTEMBER, 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: **HARPER REAM**, Deputy

9/12

**MEMBER
2025**

FL

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