

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 1, 2024**

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. HILL'S EGYPTIAN HAIR OIL CO. - 100124-36	TX-23-01531	2234 ANDERSON ST.	DALLAS	\$ 6,957.71	12%	\$ 2,021.85
DALLAS COUNTY VS. ALAN RIDER SCOTT - 100124-37	TX-17-01238	7014 DALEWOOD LN	DALLAS	\$ 45,424.24	12%	\$ 3,619.46
DALLAS COUNTY VS. MARY G. DAVIS - 100124-38	TX-22-00738	1024 SPRINGBROOK DR	DESOTO	\$ 251,888.02	12%	\$ 9,031.80
DALLAS COUNTY VS. SARA LYNN JUNG - 100124-39	TX-19-01238	2615 S. HOUSTON SCHOOL	LANCASTER	\$ 32,092.89	12%	\$ 5,974.37
DALLAS COUNTY VS. A. F. AVERA AKA ALVAN FRANKLIN AVERA - 100124-40	TX-23-01374	1617 LORIS LN	DALLAS	\$ 5,562.96	12%	\$ 5,022.20
DALLAS COUNTY VS. 3:17 REALTY INVESTMENTS LLC - 100124-41	TX-21-00858	6130 J J LEMMON RD	DALLAS	\$ 15,169.43	12%	\$ 6,220.99
DALLAS COUNTY VS. VIRGIE MAY BOYD - 100124-42	TX-21-00588	619 ELWAYNE AVE	DALLAS	\$ 35,191.63	12%	\$ 7,690.03
DALLAS COUNTY VS. ESPARANZA TORRES - 100124-44	TX-23-00245	4209 SCOTTSDALE DR	MESQUITE	\$ 54,115.35	12%	\$ 972.00
DALLAS COUNTY VS. TOWN EAST DEVELOPMENT COMPANY - 100124-45	TX-23-00263	2931 N. GALLOWAY AVE	MESQUITE	\$ 3,533.59	12%	\$ 1,635.00
DALLAS COUNTY VS. PORFIRO P. RODRIGUEZ - 100124-47	TX-23-00490	3702 LISA LN	MESQUITE	\$ 26,472.04	12% & 13.50%	\$ 884.00
DALLAS COUNTY VS. GEORGE W. WATERS - 100124-48	TX-23-01407	1620 STONEMAN ST	DALLAS	\$ 22,043.34	12%	\$ 1,671.06
DALLAS COUNTY VS. ALEXANDER SALVAGE INC. AKA ALEXANDER SALVAGE CO. TRACT 1 - 100124-49	TX-22-01565	4011 OVERTON COURT	DALLAS	\$ 28,167.38	12%	\$ 2,652.16
DALLAS COUNTY VS. ALEXANDER SALVAGE INC. AKA ALEXANDER SALVAGE CO. TRACT 2 - 100124-50	TX-22-01565	4003 OVERTON COURT	DALLAS	\$ 16,854.26	12%	\$ 2,660.16
DALLAS COUNTY VS. VICTOR YANG - 100124-51	TX-23-01576	5050 MATILDA ST, Unit 225	DALLAS	\$ 38,827.95	12%	\$ 1,597.48

SHERIFF'S SALES



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-36

BY VIRTUE OF AN Order of Sale issued out of the Honorable 95th Judicial District Court on the 7th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. HILL'S EGYPTIAN HAIR OIL CO., Defendant(s), Cause No. TX-23-01531. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 18th day of June, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 2234 ANDERSON STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000221197000000; BEING LOT 17, BLOCK 1/2533 OF ELITE ADDITION IN THE CITY OF DAL-

LAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200600173407 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2234 ANDERSON STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2011-2023=\$228.35, PHD: 2011-2023=\$253.78, DALLAS COLLEGE: 2011-2023=\$116.31, DCSEF: 2011-2022=\$8.46, DALLAS ISD: 2011-2023=\$1,210.84, CITY OF DALLAS: 2011-2023=\$754.63, CITY OF DALLAS LIENS: WEED LIENS W1000138477=\$390.15, W1000234190=\$170.94, W1000162924=\$322.56, W1000183466=\$274.39, W1000189147=\$271.93, W1000192786=\$275.35, W1000194717=\$262.88, W1000196155=\$260.39, W1000121824=\$

\$ 426.49, W1000212696=\$299.03, W1000146901=\$397.16, W1000230952=\$162.62, W1000222152=\$188.70, W1000225938=\$158.14, HEAVY CLEAN LIEN HC1000218409=\$293.91, HC1000216335=\$268.55.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$6,957.71 and 12% interest thereon from 06/18/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,021.85 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

SHERIFF'S SALES
CONTINUED

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 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-37

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 12th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ALAN RIDER SCOTT, Defendant(s), Cause No. TX-17-01238. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 4th day of March, 2019, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 7014 DALEWOOD LANE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000243784000000 ; BEING LOT 6 IN BLOCK D/2964 OF MOCKINGBIRD MEADOWS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 77058 PAGE 1684 OF THE DEED RECORDS OF DALLAS COUNTY,

TEXAS AND MORE COMMONLY AD-DRESSED AS 7014 DALEWOOD LANE, THE CITY OF DAL-LAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2010-2011, 2013, 2018=\$4,142.39, PHD: 2010-2011, 2013, 2017-2018=\$4,699.42, DCCCD: 2010-2011, 2013, 2017-2018=\$1,973.08, DCSEF: 2010-2011, 2013, 2017-2018=\$170.41, DAL-LAS ISD: 2010-2011, 2013, 2017-2018=\$22,282.57, CITY OF DALLAS: 2010-2011, 2013, 2018=\$13,442.64, CREDITS FROM DATE OF JUDG-MENT: \$37,890.17 FOR TAX YEARS 2010-2011, 2013, 2017-2018.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$45,424.24 and 12% interest thereon from 03/04/2019 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,619.46 and further costs of execut-ing this writ. This property may have other liens, taxes due or encum-brances, 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 DE-PARTMENT WAR-RANTS OR MAKES ANY REPRESENTA-TIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABIT-ABILITY, MER-CHANT ABILITY, OR FITNESS FOR A PARTICULAR PUR-POSE. BUYERS AS-SUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTER-ESTS, IF ANY, IN THE REAL PROP-ERTY OFFERED." THIS SALE IS BEING CONDUCTED PUR-SUANT TO STATU-TORY OR INTERESTS, IF ANY, IN THE REAL PROP-ERTY OFFERED."

"IN SOME SITUA-TIONS, 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 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-38

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 12th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. MARY G. DAVIS, Defendant(s), Cause No. TX-22-00738. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 March, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1024 SPRINGBROOK DRIVE, DESOTO, DALLAS COUNTY, TEXAS. ACCT. NO. 20098800010020000 ; LOT 2, BLOCK 1, SPRINGBROOK BEND, AN ADDITION IN THE CITY OF DESOTO, DAL-LAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 85194 PAGE 562 OF THE

"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."

SHERIFF'S SALES
CONTINUED ON NEXT PAGE

SHERIFF'S SALES
CONTINUED

DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1024 SPRINGBROOK DRIVE, THE CITY OF DESOTO, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 0 5 - 2022=\$16,247.50, PHD: 2005-2022=\$18,561.00, DCCCD N/K/A DALLAS COLLEGE: 2 0 0 5 - 2022=\$7,703.27, DCSEF: 2005-2022=\$545.54, DESOTO ISD: 2 0 0 4 - 2022=\$135,678.44, CITY OF DESOTO: 2 0 0 4 - 2022=\$74,034.07.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$251,888.02 and 12% interest thereon from 03/06/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$9,031.80 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR

WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

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

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

GIVEN UNDER MY HAND this 23rd day of August, 2024, ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
100124-39

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 13th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. SARA LYNN JUNG, ET AL, Defendant(s), Cause No. TX-19-01238 COMBINED W/TX-08-31065, JUDGMENT DATE IS JULY 6, 2009. To me, as sheriff, directed and delivered, I have levied upon this 23rd day August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 July, 2009, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2615 SOUTH HOUSTON SCHOOL ROAD, LANCASTER, DALLAS COUNTY, TEXAS. ACCT. NO. 65061924010120000 ; BEING 1.312 ACRES OUT OF THE W.P. HOLMAN SURVEY, ABSTRACT NO. 619 IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED

RECORDED IN VOLUME 89238 PAGE 1736 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2615 SOUTH HOUSTON SCHOOL ROAD, THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS. TX-19-01238: DALLAS COUNTY: 2017-2020=\$274.19, PHD: 2017-2020=\$310.26, DCCCD: 2017-2020=\$140.34, DCSEF: 2017-2020=\$11.31, LANCASTER ISD: 2009-2014, 2017-2020=\$5,051.52, CITY OF LANCASTER: 2009-2014, 2 0 1 7 - 2020=\$2,308.98, CITY OF LANCASTER LIEN INSTRUMENT NO'S: HIGH GRASS AND WEED LIEN #201700358141=\$ 3 2 3 . 5 0 , #201700337964=\$ 2 9 6 . 2 1 , #201700319825=\$ 2 9 7 . 4 8 , #201600194787=\$ 3 0 9 . 3 1 , #201600047050=\$ 3 1 8 . 1 2 , #201500034231=\$ 5 5 1 . 1 7 , #201200242789=\$ 4 0 4 . 0 0 , #201200000754=\$417.36, DEMOLITION LIEN #201400107296=\$6,545.37, TX-08-31065: DALLAS COUNTY: 2004-2008=\$1,000.50, CITY OF LANCASTER: 2004-2008=\$4,050.76, LANCASTER ISD: 2 0 0 4 - 2008=\$7,527.87, DCCCD: 2004-2008=\$380.06, PHD: 2 0 0 4 - 2008=\$1,173.67, DCSEF: 2004-2008=\$23.66, CITY OF LANCASTER WEED LIEN INSTRUMENT NO. 20080037449=\$466.00.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$32,092.89 and 12% interest thereon from 07/06/2009 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$5,974.37 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND

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

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

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

SHERIFF'S SALES
CONTINUED

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 23rd day August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-40

BY VIRTUE OF AN Order of Sale issued out of the Honorable 134th Judicial District Court on the 15th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. A. F. AVERA, A/K/A ALVAN FRANKLIN AVERA, ET AL, Defendant(s), Cause No. TX-23-01374. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 3rd day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 1617 LORIS LANE, DALLAS COUNTY, TEXAS. ACCT. NO. 0000031222600000 ; BEING PART OF LOT 9 IN BLOCK R/4248 OF HIGHLANDS AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 3353 PAGES 490-491 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1617 LORIS LANE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2003-2023=\$477.57, PHD: 2003-2023=\$545.72, DCCCD N/K/A DALLAS COLLEGE: 2003-2023=\$217.06, DCSEF: 2003-2022=\$15.86, DALLAS ISD: 2 0 0 3 - 2023=\$2,751.54, CITY OF DALLAS: 2 0 0 3 - 2023=\$1,584.38.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$5,562.96 and 12% interest thereon from 05/03/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$5,022.20 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

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

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 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-41

BY VIRTUE OF AN Order of Sale issued out of the Honorable 95th Judicial District Court on the 15th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. 3:17 REALTY INVESTMENTS, LLC, ET AL, Defendant(s), Cause No. TX-21-00858 COMBINED W/TX-12-30902 (TRACT NO.1), JUDGMENT DATE IS MAY 30, 2013. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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.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 30th day of May, 2013, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 6130 J J LEMMON ROAD, DALLAS COUNTY, TEXAS. ACCT. NO. 00000800173000300 ; BLOCK 8256 IN TRACT 1.3 OF 1 J.J. LEMMON ROAD, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT N U M B E R 201800249725 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 6130 J J LEMMON ROAD, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS 75241. TX-21-00858: DALLAS COUNTY: 2013-2023=\$223.88, PHD: 2013-2023=\$257.89, DALLAS COLLEGE: 2013-2023=\$114.50, DCSEF: 2013-2022=\$8.99, DALLAS ISD: 2 0 1 3 - 2023=\$1,184.44, CITY OF DALLAS: 2013-2023=\$729.67, CITY OF DALLAS LIENS: WEED LIENS W1000232545 = \$ 2 1 7 . 4 4 = \$100212624 = \$249.47, LITTER LIEN L1000236203 = \$147.99, TX-12-30902 TR 1: DALLAS COUNTY: 1992-2012=\$884.15, CITY OF DALLAS: 1 9 9 2 - 2012=\$2,932.40, DALLAS ISD: 2006-2012=\$1,065.04, D C E D : 1992=\$156.80, DCCCD: 1992-2012=\$265.54, DCSEF: 1992-2012=\$26.23, WILMER HUTCHINS ISD: : 1992-2005=\$5,420.95, PHD: 1992-2012=\$940.87, CITY OF DALLAS WEED LIEN W1000091861/ L B R W -

SHERIFF'S SALES
CONTINUED

970049608=\$348.23.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$15,169.43 and 12% interest thereon from 05/30/2013 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$6,220.99 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

MENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION, O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

GIVEN UNDER MY HAND this 23rd day of August, 2024.

ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAIN & SAMPSON, LLP

2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-42

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 16th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. VIRGIE MAY BOYD, ET AL, Defendant(s), Cause No. TX-21-00588. To

me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 9th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 619 ELWAYNE AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000550771000000 ; LOT 20, BLOCK 3/6251 OF PLEASANT HEIGHTS, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE QUIT CLAIM DEED RECORDED AS INSTRUMENT NUMBER 201200103412 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 619 ELWAYNE AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 1 1 - 2023=\$1,471.28, PHD: 2011-2023=\$1,645.55, DALLAS COLLEGE: 2011-2023=\$739.48, DCSEF: 2011-2022=\$56.12, DALLAS ISD: 2 0 1 1 - 2023=\$7,810.75, CITY OF DALLAS: 2 0 1 1 - 2023=\$4,844.83,

CITY OF DALLAS LIENS: DOMOLITION LIEN D700004852=\$8,389.62, SECURE CLOSURE LIEN S900014023=\$608.66, CITY OF DALLAS WEED L I E N S : W1000194391=\$232.62, W1000195325=\$243.86, W1000195793=\$255.02, W1000197365=\$319.86, W1000201907=\$281.45, W1000206065=\$273.61, W1000207273=\$377.83, W1000207978=\$374.68, W1000209694=\$251.93, W1000137777=\$939.13, W1000150064=\$386.00, W1000151246=\$430.40, W1000154422=\$345.95, W1000160714=\$356.22, W1000164493=\$346.63, W1000167339=\$317.07, W1000173131=\$310.87, W1000176713=\$258.44, W1000180983=\$309.08, W1000181459=\$348.25, W1000184297=\$294.29, W1000186613=\$252.30, W1000189340=\$275.16, W1000193246=\$241.46, W1000219036=\$190.44, W1000225277=\$197.26, W1000228954=\$198.60, W1000227626=\$157.94, W1000226341=\$139.21, W1000234799=\$168.50, W1000238494=\$211.36, HEAVY CLEAN LIENS HC1000223000=\$307.53, HC1000225952=\$207.42.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$35,191.63 and 12% interest thereon from 05/09/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$7,690.03 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility

ity of the successful bidder.

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

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

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

"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 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-44

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 16th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ESPERANZA TORRES, Defendant(s), Cause No. TX-23-00245. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 16th day of January, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 4209 SCOTTS DALE DRIVE, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 38027500090360000 ; BEING LOT 36, BLOCK 9, CASA VIEW HEIGHTS FIFTEENTH INSTALLMENT, AN ADDITION IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 20070103624 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4209 SCOTTS DALE DRIVE, THE CITY OF MESQUITE, DALLAS COUNTY, DALLAS COUNTY: 2010-2013, 2018-2021=\$3,716.85, PHD: 2010-2013, 2018-2021=\$4,166.08, DALLAS COLLEGE: 2010-2013, 2018-2021=\$1,834.46, DCSEF: 2010-2013, 2018-2021=\$154.81, CITY OF MESQUITE: 2010-2015, 2018-2022=\$14,386.63, MESQUITE ISD: 2010-2015, 2018-2022=\$29,856.52.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$54,115.35 and 12% interest thereon from 01/16/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$972.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become

responsibility of the successful bidder.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." 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 CONCEDIDO 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 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-45

BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial District Court on the 16th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. TOWN EAST DEVELOPMENT COMPANY, Defendant(s), Cause No. TX-23-00263. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 2nd day of January, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 2931 N. GALLOWAY AVENUE, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 65033955010030000 ; BEING A TRACT OF LAND SITUATED IN THE JAMES A COATS SURVEY, ABSTRACT NO. 339, PART TRACT 3; 0.7303 ACRES, IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 82246 PAGE 961 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2931 NORTH GALLOWAY AVENUE, THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2003-2022=\$262.13, PHD: 2003-2022=\$303.04, DALLAS COLLEGE: 2003-2022=\$116.45, DCSEF: 2003-2022=\$8.81, MESQUITE ISD: 2003-2022=\$1,712.95, CITY OF MESQUITE: 2003-2022=\$730.52, CITY OF MESQUITE WEED LIEN W-306258 202300021556=\$399.69.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$3,533.59 and 12% interest thereon from 01/02/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,635.00 and further costs of executing this writ. This property may have other liens, taxes due or encum-

SHERIFF'S SALES
CONTINUED

brances, 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 OFRECI-DA."

"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 23rd day of August, 2024.

ATTORNEY FOR PLAINTIFF:
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
2777 N. STEMMONS FRWY, STE. 1000
DALLAS, TX 75207
(214) 880-0089 or FAX (469) 221-5001
MARIAN BROWN
Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
100124-47

BY VIRTUE OF AN Order of Sale issued out of the Honorable 298th Judicial District Court on the 16th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. PORFIRIO P. RODRIGUEZ, Defendant(s), Cause No. TX-23-00490. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 11th day of December, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 3702 LISA LANE, MESQUITE, DALLAS COUNTY, TEXAS. ACCT. NO. 3803650003011000; LOT 11, BLOCK 3 OF CASA VIEW HEIGHTS NO. 17, AN ADDITION IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE GIFT DEED RECORDED AS INSTRUMENT NUMBER 201500032688 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 3702 LISA LANE, THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2017-2022=\$3,183.83, PHD: 2017-2022=\$3,561.22, DALLAS COLLEGE: 2017-2022=\$1,657.23, DCSEF: 2017-2022=\$135.54, MESQUITE ISD: 2017-2020=\$12,054.03, CITY OF MESQUITE: 2017-2020=\$5,880.19

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$26,472.04

and 12% interest thereon from 12/11/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$884.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

ITABILIDAD, 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 OFRECI-DA."

"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 23rd day of August, 2024.

ATTORNEY FOR PLAINTIFF:
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
2777 N. STEMMONS FRWY, STE. 1000
DALLAS, TX 75207
(214) 880-0089 or FAX (469) 221-5001
MARIAN BROWN
Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
100124-48

BY VIRTUE OF AN Order of Sale issued out of the Honorable 134th Judicial District Court on the 20th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. GEORGE W. WATERS, ET AL, Defendant(s), Cause No. TX-23-01407.

SHERIFF'S SALES
CONTINUED

To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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.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 7th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1620 STONE M A N STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000016951600000; LOT 21, IN BLOCK B/1686, OF ERVAY TERRACE, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 4088 PAGE 1-2 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1620 STONE M A N STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2014-2023=\$1,973.70, PHD: 2014-2023=\$2,190.47, DALLAS COL-

LEGE: 2014-2023=\$1,020.65, DCSEF: 2014-2022=\$70.02, DALLAS ISD: 2 0 1 4 - 2023=\$10,455.81, CITY OF DALLAS: 2 0 1 4 - 2023=\$6,514.95, CITY OF DALLAS SECURE CLOSURE LIEN S 9 0 0 0 1 8 3 5 4 = \$246.80.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$22,043.34 and 12% interest thereon from 05/07/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,671.06 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 INFORMA-

TION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN N I N G U N A GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL T I T U L O , 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 OFRE-CIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EM-BARGO, 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 M A S INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001

MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 100124-49

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 19th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ALEXANDER SALVAGE INC. A/K/A ALEXANDER SALVAGE CO., ET AL, Defendant(s), Cause No. TX-22-01565 TRACT 1 COMBINED W/00-40062-T-I, JUDGMENT DATE IS JANUARY 30, 2001. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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.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 30th day of January, 2001, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 4011 OVERTON COURT, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000051187300000; LOT NO 9-G IN BLOCK D/6096 OF THE C E FARRELL

SUBDIVISION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED IN VOLUME 72090 PAGE 948 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4011 OVERTON COURT, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. TX - 2 2 - 0 1 5 6 5 TRACT 1: DALLAS COUNTY: 2002-2023=\$943.67, PHD: 2002-2023=\$1,070.70, DALLAS COLLEGE: 2002-2023=\$433.30, DCSEF: 2002-2022=\$30.31, DALLAS ISD: 2 0 0 6 - 2023=\$4,505.26, CITY OF DALLAS LIENS: WEED L I E N S W1000045657/ L B R W - 970023992=\$266.19, W1000045735/ L B R W - 970049418=\$545.57, W1000045770/ L B R W - 970054410=\$440.73, W1000045586/ L B R W - 970066121=\$460.07, W1000151652=\$420.12, W1000186467=\$343.35, W1000197270=\$252.66, HEAVY CLEAN LIEN HC1000219728=\$229.58, WILMER-HUTCHINS ISD: 2 0 0 2 - 2005=\$752.08, CITY OF DALLAS: 2 0 0 2 - 2023=\$3,142.70, 0 0 - 4 0 0 6 2 - T - I TRACT 9: W I L M E R - H U T C H I N S ISD, DCED: 1988-1999=\$2,522.73, DALLAS COUNTY, DCCCD, PHD, DCSEF: 1988-1999=\$680.45, CITY OF DALLAS: 1 9 9 8 - 1999=\$1,064.05, CITY OF DALLAS LIENS: DEMOLITION LIEN D-4124=\$6,434.22, SECURE CLOSURE LIEN S-0489=\$683.28, WEED LIENS W-12240=\$1,186.258, W - 1 3 7 7 9 = \$1,045.56, W-32290=\$569.04, W-9 7 0 0 1 7 5 0 6 = \$145.53.

Said property being levied on as the property of aforesaid defendant and will be

SHERIFF'S SALES
CONTINUED

sold to satisfy a judgment amounting to \$28,167.38 and 12% interest thereon from 01/30/2001 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,652.16 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

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

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

GIVEN UNDER MY HAND this 23rd day of August, 2024.

ATTORNEY FOR PLAINTIFF:
LINEBARGER GOGGAN
BLAIR & SAMPSON, LLP
2777 N. STEMMONS FRWY, STE. 1000
DALLAS, TX 75207
(214) 880-0089 or FAX (469) 221-5001
MARIAN BROWN
Sheriff Dallas County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
100124-50

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 19th day of August, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. ALEXANDER SALVAGE INC. A/K/A ALEXANDER SALVAGE CO., ET AL, Defendant(s), Cause No. TX-22-01565 TRACT 2 COMBINED W/00-40062-T-I, JUDGMENT DATE IS JANUARY 30, 2001. To me, as sheriff, directed and delivered, I have levied upon this

23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 30th day of January, 2001, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 4003 OVERTON COURT, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000511867000000; LOT NO 9-E IN BLOCK D/6096 OF THE C E FARRELL SUBDIVISION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED IN VOLUME 72090 PAGE 948 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY AD-DRESSED AS 4003 OVERTON COURT, THE CITY OF DAL-LAS, DALLAS COUNTY, TEXAS. TX-22-01565 TRACT 2: DALLAS COUNTY: 2002-2023=\$943.67, PHD: 2 0 0 2 - 2023=\$1,070.70, DALLAS COLLEGE: 2002-2023=\$433.30, DCSEF: 2002-2022=\$30.31, DAL-LAS ISD: 2 0 0 6 - 2023=\$4,505.26, WILMER-HUTCHINS ISD: 2002-2005=\$752.08, CITY OF DALLAS: 2002-2023=\$3,142.70, CITY OF DALLAS LIENS: WEED LIENS

W 1000092052 / LBRW-970065644=\$ 4 3 6 . 3 6 , W 1000186465 = \$ 3 3 1 . 5 4 , W 1000092109 / LBRW-970023989=\$ 3 8 0 . 6 9 , W 1000197269 = \$ 2 5 2 . 6 6 , W 1000151650 = \$383.40, HEAVY CLEAN LIENS HC1000213805 = \$ 2 6 8 . 0 0 , HC1000219727 = \$205.90, 00-40062-T-TRACT 7: WILMER-HUTCHINS ISD, DCED: 1988-1999=\$925.66, DAL-LAS COUNTY, DCCCD, PHD, DCSEF: 1988-1999=\$248.88, CITY OF DALLAS: 1988-1999=\$374.55, CITY OF DALLAS WEED LIENS W-13434=\$1,050.04, W-17331=\$426.18, W-32289=\$546.85, W-970017507=\$145.53.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$16,854.26 and 12% interest thereon from 01/30/2001 in favor of DALLAS COUNTY, ETAL, and all cost of court amounting to \$2,660.16 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL

USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

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

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

GIVEN UNDER MY HAND this 23rd day of August, 2024.

ATTORNEY FOR PLAINTIFF:
LINEBARGER GOGGAN
BLAIR & SAMPSON, LLP
2777 N. STEMMONS FRWY, STE. 1000
DALLAS, TX 75207
(214) 880-0089 or FAX (469) 221-5001
MARIAN BROWN
Sheriff Dallas

SHERIFF'S SALES
CONTINUED

County, Texas

9/6,9/13,9/20



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
100124-51

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 19th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. VICTOR YANG, Defendant(s), Cause No. TX-23-01576. To me, as sheriff, directed and delivered, I have levied upon this 23rd day of August, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in October, 2024 it being the 1st 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 17th day of June, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 5050 MATILDA ST, UNIT 225 BLDG I, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000394302920000 ; UNIT 225 IN BUILDING I, OF BIRCHBROOK CONDOMINIUMS, A CONDOMINIUM REGIME IN THE

CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON MAY 30, 1979, AND RECORDED IN VOLUME 79105, PAGE 1125, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 1.455% INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED OF TRUST RECORDED IN VOLUME 92004 PAGE 0586 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 5050 MATILDA STREET, UNIT #225, BLDG I THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2016-2017, 2019, 2020 2 1 - 2023=\$3,524.04, PHD: 2016-2017, 2019, 2021-2023=\$3,877.95, DCCCD N/K/A DALLAS COLLEGE: 2016-2017, 2019, 2020 2 1 - 2023=\$1,832.08, DCSEF: 2016-2017, 2019, 2021-2022=\$125.80, DALLAS ISD: 2016-2017, 2019, 2021-2023=\$18,586.58, CITY OF DALLAS: 2016-2017, 2019, 2020 2 1 - 2023=\$11,674.98. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$38,827.95 and 12% interest thereon from 06/17/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,597.48 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, EI-

THETTER 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 23rd day of August, 2024. ATTORNEY FOR PLAINTIFF: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 2777 N. STEMMONS FRWY, STE. 1000 DALLAS, TX 75207 (214) 880-0089 or FAX (469) 221-5001 MARIAN BROWN Sheriff Dallas County, Texas

9/6,9/13,9/20

FORECLOSURE SALES

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 13, 2009, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by DWAIN L. JENKINS AND MARTHA JENKINS, as mortgagor in favor of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., as mortgagee and BROWN, FOWLER & ALSUP, as trustee, and was recorded on November 20, 2009 under Clerk's Instrument Number 200900328483 in the real property records of Dallas County, Texas. WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated August 4, 2016, and recorded on August 24, 2016, under Clerk's Instrument Number 201600234598 in the real property records of Dallas County, Texas; and WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors are now deceased; and WHEREAS, by virtue of the

default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on October 1, 2024, at 01:00 PM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: BEING LOT 11, IN BLOCK P, OF EASTRIDGE PARK NO. 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 169, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. Commonly known as: 2619 EASTRIDGE DR, MESQUITE, TX 75150. The sale will be held in Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court. The Secretary of Housing and Urban Development will bid \$184,063.67. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorated share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$18,406.37 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$18,406.37 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as

**LEGAL NOTICES
CONTINUED**

the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extension of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon

which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$184,063.67, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: September 3, 2024
L. Keller Mackie
Foreclosure Commissioner
Mackie Wolf Zientz & Mann, P.C.
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254
(214) 635-2650
(214) 635-2686 Fax

9/6,9/13,9/20



**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 Self Storage Sale

Please take notice US Storage Centers - Dallas Willowbrook Rd located at 2601 Willowbrook Rd Dallas TX 75220 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storagetreasures.com on 9/17/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Floyd Simpson (2 units); Logan Soap; Cynthia M Cardona/Kalua LLC; Mariah E Staggs; Latisha Rogers; Tyron G Brome Taylor. All property is being stored at the above self-

storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

8/30,9/6

Notice of Self Storage Sale

Please take notice Storage-Home located at 407 Thorne St/4900 IH-45 N Wilmer TX 75172 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.lockerfox.com on 9/19/2024 at 12:30PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dulse Ibarra; Lisa Gardner; Clayton Walton; Sergio Jr Rocha; Karen Plunk; Jay Foster; Tatyana Williams; Amber Urrutia; Maria Morales; Jeramie Jones; Antonio Emory. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

8/30,9/6

Notice of Self Storage Sale

Please take notice US Storage Centers - Dallas located at 8110 S. Cockrell Hill Road, Dallas TX 75236 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storagetreasures.com on 9/17/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Ladonna Rachele Anderson; Eric Crouch; Kimberly Wise; Tatyana Jones; Michael Henderson; Ashley Nicole McDaniels; Ashlon Williams; Tanisha McCliton; Paula Watts; Lynetta Jamison Samples; Danielle Dunbar; Quadrian Montra Dyson (2 units); Arturo Molinar; Victor Valles; Janet Watson; Alexander Mixon; Shaun Gerard Harris; Sara Young; Laduan Gray; Latroya Lynn. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

8/30,9/6

Notice is hereby given pursuant of Chapter 59 Texas Property Code, (Chapter 576

Acts of the 68th Legislature Regular Session 1983). StorQuest Self Storage auction will be held online on www.StorageTreasures.com for the property of: Jeffrey Aghahowa Scott McKinzie

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. The sale will commence online at www.StorageTreasures.com where said property has been stored and which is located at StorQuest Self Storage **10317 Shady trail Dallas TX 75220**. Separate lien sales to highest bidder for each unit in cash. Owner has the right to not accept bid price. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Auction End Time: 09/23/24 @ 9 am

9/6,9/13

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

#55 Kristen Johnson
#136 Frank Lightner
#299 Patrick Habimana
The goods in this auction are being sold, pursuant to the TX Self Storage Property Code. The goods are generally described as household goods/business related items, unless otherwise noted. Compass Self Storage reserves the right to accept or reject any and all bids. The payment terms, are **CASH ONLY**. Complete terms of the Auction will be posted, the day of the sale, at the Auction Site. See and bid on all units @ www.selfstorageauction.com, September 21st 2024 ending at 10:00 AM

9/6,9/13

**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.Stor-ageAuctions.com and will end on **September 25th** at 1:00 pm. Sale 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.

LEGAL NOTICES
CONTINUED

BARNETT, JACQULYN
Totes, Boxes, Clothes,
Shoes, Tables, Shelves,
Vacuum Cleaner, Bed, Sofa,
Blankets, DVDs, Decora-
tions, Housewares, Toys,

9/6,9/13

NOTICE OF PUBLIC SALE

Notice is given that pursuant to Chapter 59 of the Texas Property Code that Moonlight Partners LLC aka All American City Self Storage, located at 1209 E. Beltline Rd., Desoto, Texas 77115, to satisfy landlord's lien will sell by competitive bidding to the highest bidder for cash, on or after September 23, 2024 at 12:00pm, property belonging to those listed below. Auction will be held online at <https://www.storage-treasures.com>. Sellers reserves the right to withdraw the property at any time from the sale. Property to be sold as follows: household goods, furniture, personal items, clothing, electronics, tools, auto parts, and miscellaneous unknown boxes belonging to the following:

- Dawson, Keoina
- Aguilar, Lydia
- Gipson, Lue
- Eberhardt, Robert
- Hampton-Anaele, Stacy
- Peters, Stacy
- Jones, Misty
- Perkins, Marvin
- Wilkerson, Daphne
- St John, Oshea
- Smith, Jermain
- Dorough & Co.
- Bonner, Jaylon
- Mitchell, Askia
- Toler, Ethan
- Williams, Victor
- Cruise, Demitris
- Harris, Lawana
- Bell, Taren
- Davis, Diane
- Williams, Paula
- Jones, Allene
- Hurd, Ezekiel
- Smith, Dorychiawn

9/6,9/13

**ABANDONED
VEHICLES**

PUBLIC NOTICE OF ABANDONED VEHICLES PER TEXAS TRANSPORTATION CODE SEC 683.031
MART CAUDLE DBA WHW WRECKER

The following vehicles have been impounded at WALNUT HILL WRECKER, 11239 Goodnight Ln, Dallas, Tx 75229 (972) 620-2160 VSF

#0001342 and are deemed abandoned under Transportation Code 683. These vehicles will be processed and sold at public sales as allowed under Occupation Code 2303.
IMP DATE IMP YR MAKE MODEL TAG VIN CURRENT FEES
9/1/24 675502 2001 Glastron Boat 2909JS GLA30975K102 \$298.41
09/01/24 Boat Trailer 894949J \$298.41

9/6

Date: September 4, 2024

The following articles are located at the City of Garland Auto Impound Lot at 1630 Commerce, Garland, Texas 75040, and if not claimed, with proof of ownership, **within 20 days**, will be properly auctioned by the City of Garland in accordance with **Section 4 and 5 of the Texas Abandoned Motor Vehicle Act. MAKE CONTROL VIN/Serial Number**
Cork Fork Lift 24-2421 no numbers located
Homemade lawn trailer 24-2423 no identifying numbers
Royal Enfield motorcycle 2 4 - 2 5 0 8 ME3GFM245PK402821

9/6

PUBLIC NOTICE OF ABANDONED VEHICLES PER TEXAS TRANSPORTATION CODE SEC 683.031
MART CAUDLE DBA CWS RECOVERY

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

IMP DATE IMP YR MAKE MODEL TAG VIN CURRENT FEES
07/29/24 669851 Mercury Boat Motor BUJ03408G011 \$1,160.41
07/29/24 669485 2011 Boat Trailer 240665J 4 TM11 MD16BB001025 \$1,160.41
07/29/24 669488 2010 Bass Tracker Boat 5367BF BUJ03408G011 \$1,160.41

9/6



**BID
NOTICES**



RFP 186-25 (138579)
Custodial Cleaning Services CCC

The Garland Independent School District will be receiving proposals for the purchase of Custodial Cleaning Services CCC until 10:30 a.m., October 3, 2024 at 501 S. Jupiter Rd., Garland, Texas 75042, Purchasing Department, at which time they will be opened. Proposal document for electronic submission can be accessed at: https://oraproddmz.garlandisd.net:4443/OA_HTML/AppsLocalLogin.jsp Please email bids@garlandisd.net for any questions.

9/6,9/12



RFP #397-25-02
Instructional Software, Licenses Subscriptions, Hardware, and Services (141581)

The Garland Independent School District will be receiving proposals for the purchase of 397-25-02 Instructional Software, Licenses Subscriptions, Hardware, and Services until 10:30 a.m., Sept 09, 2024, at 501 South Jupiter Road, Garland, Texas 75042, Purchasing Department, (972-487-3009), at which time they will be opened.

The proposals will be evaluated and ranked as stated in the solicitation based on the best value to the Garland ISD based on the criteria shown below.

(Purchase Price-45 points, the reputation of the vendors - 15 points, the quality of the vendor's goods or services - 15 points, the extent to which the goods or services meet the District's needs - 20 points, meeting Uniform ICT Accessibility Clause -VPAT 2.0 - 5 points)

Beginning September 06, 2024, the RFP information will be available at: https://prod-dmz1.garlandisd.net/OA_HTML/AppsLocalLogin.jsp

Please email bids@garlandisd.net to request hard copy

for the detailed specifications, and/or technical requirements.

Preferred Method of Payment is EFT with the option of a check.

**PUBLIC
NOTICES**

9/6,9/12

**CITY OF
MESQUITE**

ORDINANCE NO. 5134

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2024 AT A RATE OF \$0.69000 PER \$100.00 ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, ON JANUARY 1, 2024, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING FOR PLACE OF PAYMENT; APPROVING THE 2024 TAX ROLLS AND ANY SUPPLEMENT THERETO; PROVIDING CERTAIN EXEMPTIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of September 2024.

/s/Daniel Alemán, Jr., Mayor
ATTEST:

/s/Sonja Land, City Secretary

9/6

**CITY OF
GARLAND**

**NOTICE OF MEETING
CITY OF GARLAND, TEXAS**

A meeting of the Board of Adjustment of the City of Garland, Texas will be held Wed, September 18, 2024, at 7:00 p.m. at City Hall, 200 N Fifth St, in the City Council Chambers, Garland, TX.

A pre-meeting will begin at 6:30 p.m., on Wed, September 18, 2024, at City Hall, 200 N Fifth St, in the City Council Work-Session Chamber, Garland, TX. The agenda for the

pre-meeting is the same as for the regular meeting and may include additional items as set forth below.

AGENDA

MINUTES

The minutes from the July 17, 2024, meeting will be submitted for approval to the Board.

APPLICATIONS

24-MA-00008 - 505 Joyce Dr. - Erasmo Martinez, the owner of Lot 33 Block H, in the Chandler Heights Addition, more commonly known as 505 Joyce Dr, is requesting permission to retain an accessory building that was constructed 3 ft. from the side property line. Section 2.72(B)(2) of the GDC establishes 7.5 ft. as the required side yard setback. A variance to allow the accessory building to encroach 4.5 ft. into the required side yard setback would be necessary to allow the building to remain on the property

MISC.

ELECTION OF BOARD OFFICERS

In accordance with Article VIII., Section 1, of the amended version of the Rules of Procedures: The Board shall elect a Chairperson, First Vice Chairperson, and Second Vice Chairperson annually at the first regular meeting after September, and after annual appointments have been made by the City Council.

IT TRAINING

During the pre-meeting only the IT Department shall provide guidelines on using a Teams channel to facilitate the transfer of information from staff to board members.

ADJOURN

**TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSSES &
RENEWALS**

9/6

Application has been made to the Texas Alcoholic Beverage Commission for a Malt Beverage Retail Dealer's On-Premise License By Ricos Coit Food LLC dba Rico's Paleteria Y Botanas

*LEGAL NOTICES
CONTINUED*

Locas Located at 14203 Coit Ste100 Dallas, Dallas County, Texas
Managing Members of said LLC are Ayman Nafal, Rafat Zaben, Abdel-Karim Nafal

9/5,9/6

Application is made to the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and a Food and Beverage Certificate by Los Jarritos Santa Fe Inc DBA "Los Jarritos Taqueria," located in Dallas County at 2943 S Buckner Blvd, Suite 300, Dallas, TX. Officers: Iris I. Chicas, Pres/Dir and Elsy G. Rubio, Sec/Dir

9/5,9/6

Application is made to the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and a Food and Beverage Certificate by La Campina, Inc. DBA "Restaurant La Campina Salvadorena," located in Dallas County at 2947 S Buckner Blvd., Ste. 350, Dallas, TX. Pres/Sec/Dir: Iris Rubio

9/5,9/6

Application has been made to the Texas Alcoholic Beverage Commission for a Malt Beverage Retail Dealer's On-Premise License. By Ferguson Food LLC dba Rico's Paeteria #4 Located at 2598 Gus Thomason Rd #100 Dallas, Dallas County, Texas
Managing Members of said LLC are Ayman Nafal, Rafat Zaben,

Abdel-Karim Nafal

9/5,9/6

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Late Hours Certificate (LH) and Mixed Beverage Permit (MB) for DJ's Restaurants LLC dba DJ's Steakhouse at 14925 Midway Road, Suite 101, Addison, Dallas County, TX 75001.
Aerial L. Price, Manager

9/6,9/9

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Permit (BG) (Wine and Malt Beverage Retailer's Permit On-Premise Permit) for Further Point Acquisitions, LLC dba Foxtrot at 6565 Hillcrest Avenue, Suite 130 Dallas, TX 75205
Member is Further Point FXTT Holdings, LLC and officers are David Magruder, Interim CEO and Mike LaVitola, Executive Chairman.

9/6,9/9

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Permit and Food and Beverage Certificate for KIB&MGLIMITED LIABILITY COMPANY dba Sini Coffee Lounge At 9560 Skillman St Ste 100, Dallas, Dallas County, TX 75243
Officer of said LLC is Kibrework Gebre - Manager

9/6,9/9

NOTICE TO CREDITORS

NOTICE TO CREDITORS ESTATE OF MARLA ANN HESLOP, DECEASED

Notice is hereby given that original Letters Testamentary upon the Estate of MARLA ANN HESLOP, Deceased, were granted on September 4, 2024, in Cause No. PR-24-02654-2, pending in Probate Court #2 of Dallas County, Texas. All persons having claims against the Estate are hereby required to present the same within the time and in the manner prescribed by law. Claims should be addressed in care of "Representative, Estate of MARLA ANN HESLOP" and may be presented to the Representative at the following address: 5909 Marcie Ct., Garland, TX 75044.

9/6

Notice to Creditors For THE ESTATE OF Angela M. Pope, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Angela M. Pope, Deceased were granted to the undersigned on the 23rd of August, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Jan Pope Lamarche within the time prescribed by law.
 My address is 14835 Chancey Street Addison, Texas 75001
 Independent Executor of the Estate of Angela M. Pope Deceased.
 CAUSE NO. PR-24-01992-2

9/6

Notice to Creditors For THE ESTATE OF Bera Mae Hayes, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Bera Mae Hayes, Deceased were granted to the undersigned on the 26th of August, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Claire Denise Mabry within the time prescribed by law.
 My address is 1503 Creekside Drive Richardson, Texas 75081
 Independent Executor of the Estate of Bera Mae Hayes De-

ceased.
 CAUSE NO. PR-24-02474-1

9/6

Notice to Creditors For THE ESTATE OF Billy Jack Hayden, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Billy Jack Hayden, Deceased were granted to the undersigned on the 23rd of August, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Lea Anne Hargraves within the time prescribed by law.
 My address is 525 Long Creek Road Sunnyvale, Texas 75182
 Independent Executor of the Estate of Billy Jack Hayden Deceased.
 CAUSE NO. PR-24-01879-2

9/6

Notice to Creditors For THE ESTATE OF DOROTHY J. MENZDORF, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of DOROTHY J. MENZDORF, Deceased were granted to the undersigned on the 04 of SEPTEMBER, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to BRENDA MENZDORF within the time prescribed by law.
 My address is 7407 Songwind Ln Spring Texas 77379
 Executor of the Estate of DOROTHY J. MENZDORF Deceased.
 CAUSE NO. PR-24-00811-1

9/6

Notice to Creditors For THE ESTATE OF Douglas Henry Conner, III, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Douglas Henry Conner, III, Deceased were granted to the undersigned on the 28th of August, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Patricia E. Hunter within the time prescribed by law.
 My address is C/O Lisa R. Newman 6029 Belt Line Road, Suite 240, Dallas, Texas 75254
 Independent Executor of the Estate of Douglas Henry Conner, III Deceased.
 CAUSE NO. PR-24-01815-3

9/6

Notice to Creditors For THE ESTATE OF Eva Beatriz Valencia a/k/a Eva B. Valencia a/k/a Eva Valencia, Deceased

Notice is hereby given that Letters of Administration With Bond upon the Estate of Eva Beatriz Valencia a/k/a Eva B. Valencia a/k/a Eva Valencia, Deceased were granted to the undersigned on the 30th of August, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Karyna Valencia within the time prescribed by law.
 My address is 147 W. Millet Dr., Dallas, Texas 75232
 Dependent Administrator of the Estate of Eva Beatriz Valencia a/k/a Eva B. Valencia a/k/a Eva Valencia Deceased.
 CAUSE NO. PR-24-00107-2

9/6

Notice to Creditors For THE ESTATE OF Freddie Joe Ransom, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Freddie Joe Ransom, Deceased were granted to the undersigned on the 30th of August, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Charlotte Ramsey c/o David J. Schubert within the time prescribed by law.
 My address is Charlotte Ramsey c/o David J. Schubert 900 Jackson Street, Suite 630 Dallas, Texas 75202
 Administratrix of the Estate of Freddie Joe Ransom Deceased.
 CAUSE NO. PR-24-02377-2

9/6

Notice to Creditors For THE ESTATE OF HARRIET M. COZBY A/K/A HARRIET HETTICH COZBY, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of HARRIET M. COZBY A/K/A HARRIET HETTICH COZBY, Deceased were granted to the undersigned on the 26th of AUGUST, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to SAMMY JOE COZBY, JR. within the time prescribed by law.

LEGAL NOTICES
CONTINUED

My address is 610 TRAILS PARKWAY GARLAND, TEXAS 75043 Administrator of the Estate of HARRIET M. COZBY A/K/A HARRIET HETTICH COZBY Deceased. CAUSE NO. PR24-01896-1

9/6

Notice to Creditors For THE ESTATE OF Norman Lee Bleicher, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Norman Lee Bleicher, Deceased were granted to the undersigned on the 26th of August, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Andrea Wolf Bleicher within the time prescribed by law. My address is 10815 Stone Canyon Place Dallas, Texas 75230 Independent Executor of the Estate of Norman Lee Bleicher Deceased. CAUSE NO. PR-24-02489-1

9/6

Notice to Creditors For THE ESTATE OF WILLIAM NICHOLAS BRET III, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of WILLIAM NICHOLAS BRET III, Deceased were granted to the undersigned on the 21st of August, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to MAUREEN SUZANNE DORRELL a/k/a MAUREEN SUZANNE DEEVER within the time prescribed by law. My address is C/O Philip D. Collins, Attorney for Estate 9330 LBJ Freeway, Suite 810 Dallas, TX 75243 Independent Executor of the Estate of WILLIAM NICHOLAS BRET III Deceased. CAUSE NO. PR-24-02053-2

9/6

Notice to Creditors For THE ESTATE OF Robert W Turner, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Robert W Turner, Deceased were granted to the undersigned on the 16th of August, 2024 by The Probate Court of Dallas County, Texas. All persons having claims

against said estate are hereby required to present the same to c/o Thomas Hendrix, attorney for independent executor within the time prescribed by law.

My address is 2805 Dallas Parkway, Suite 400 Plano, Texas 75093 Independent Executor of the Estate of Robert W Turner Deceased. CAUSE NO. PR-24-01356-3

9/6

Notice to Creditors For THE ESTATE OF TOMMY DARTER, SR., Deceased

Notice is hereby given that Letters Testamentary upon the Estate of TOMMY DARTER, SR., Deceased were granted to the undersigned on the 14th day of August, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Kevan I. Benkowitz within the time prescribed by law. My address is Law Offices of Kevan I. Benkowitz 5600 Tennyson Parkway, Suite 382 Plano, Texas 75024 Administrator of the Estate of TOMMY DARTER, SR. Deceased. CAUSE NO. PR-24-01778-3

9/6

PROBATE CITATIONS

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-02992-2

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 Karl Anthony Scott, Deceased, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: Monday, September 16, 2024, to answer the Application for Appointment of Dependent Administrator and for Issuance of Letters of Dependent Administration Pursuant to Texas Estates Code Section 301.002(b)(1) (After 4 Years) filed by Judie Williams, on the September 03, 2024, in the matter of the Estate of:

Karl Anthony Scott, Deceased, No. PR-24-02992-2, and alleging in substance as follows:

Applicant alleges that the decedent died on December 24, 2018 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Karl Anthony Scott, 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 03, 2024 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alexis Cabrales, Deputy

9/6

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-02984-2

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 Terri Ann Lauf, Deceased, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: Monday, September 16, 2024, to answer the Application for Probate of Will as Muniment of Title filed by Douglas Ancrum Lauf, IV, on the August 30, 2024, in the matter of the Estate of: Terri Ann Lauf, Deceased, No. PR-24-02984-2, and alleging in substance as follows:

Applicant alleges that the decedent died January 19, 2021 in Duncanville, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Terri Ann Lauf, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, September 03, 2024 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alexis Cabrales, Deputy

9/6

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-02745-2

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 Alicia Rodriguez, Deceased, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: Monday, September 16, 2024, to answer the Application To Determine Heirship filed by Monica Fields, on the August 12, 2024, in the matter of the Estate of: Alicia Rodriguez, Deceased, No. PR-24-02745-2, and alleging in substance as follows:

Applicant alleges that the decedent died on June 13, 2024, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Alicia Rodriguez, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, August 29, 2024 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alante Williams, Deputy

9/6

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-02679-2

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 Mary Ann White, Deceased, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: Monday, September 16, 2024, to answer the Application for Temporary Administration filed by Patricia Neal and Cassandra Evette Abbott, on the August 06, 2024, in the matter of the Estate of: Mary Ann White, Deceased, No. PR-24-02679-2, and alleging in substance as follows:

Applicant alleges that the decedent died on April 09, 2024, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Mary Ann White, De-

ceased.

Given under my hand and seal of said Court, in the City of Dallas, September 03, 2024 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alexis Cabrales, Deputy

9/6

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-00914-2

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 Virginia Oudems Stradford, Deceased, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: Monday, September 16, 2024, to answer The Application To Determine Heirship And For Letters Of Independent Administration filed by Odell Oudems, on the March 12, 2024, in the matter of the Estate of: Virginia Oudems Stradford, Deceased, No. PR-24-00914-2, and alleging in substance as follows:

Applicant alleges that the decedent died on April 09, 2024, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Virginia Oudems Stradford, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, August 30, 2024 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alante Williams, Deputy

9/6

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-22-03499-2

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 Norman Howard Ghyst, Deceased, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is per-

**LEGAL NOTICES
CONTINUED**

ected, to wit: **Monday, September 16, 2024, to answer the Application Determination of heirship filed by Lindsay Howell, Guardian, LLC, d/b/a Legacy Guardianship, on the August 30, 2024, in the matter of the Estate of: Norman Howard Ghyst, Deceased, No. PR-22-03499-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on May 14, 2022 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Norman Howard Ghyst, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, August 30, 2024 **JOHN F. WARREN,** County Clerk
Dallas County, Texas
By: Lupe Perez, Deputy

9/6

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-02967-2**

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 Robert John Koster, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 16, 2024, to answer the Application for the Determination of Heirship and Issuance of Letters of Independent Administration filed by Robert Louis Koster, on the August 29, 2024,** in the matter of the Estate of: **Robert John Koster, Deceased, No. PR-24-02967-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on July 05, 2024, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Robert John Koster, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, August 30, 2024 **JOHN F. WARREN,** County Clerk
Dallas County, Texas
By: Lupe Perez, Deputy

9/6

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-02983-2**

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 Saied Amir Razavi, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 16, 2024, to answer the Application To Determine Heirship And For Independent Administration filed by Amir Hussain Razavi, on the August 30, 2024,** in the matter of the Estate of: **Saied Amir Razavi, Deceased, No. PR-24-02983-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on June 08, 2024, in Dallas, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Saied Amir Razavi, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, August 30, 2024 **JOHN F. WARREN,** County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

9/6

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-02990-2**

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 Ray Dale Perkins, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 16, 2024, to answer the Application for Determination of Heirship and for Letters of Independent Administration filed by Barbara Perkins, on the September 03, 2024,** in the matter of the Estate of: **Ray Dale Perkins, Deceased, No. PR-24-02990-2,** and alleging in substance as follows:

Applicant alleges that the decedent died on June 03, 2024, in Dallas, Dallas

County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Ray Dale Perkins, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, September 03, 2024 **JOHN F. WARREN,** County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

9/6

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-23-02512-1**

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 Edgar Noe Ramos, Deceased,** are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, September 16, 2024, to answer the Application to Determine Heirship filed by Jesse Edward Ramos, on the July 12, 2023,** in the matter of the Estate of: **Edgar Noe Ramos, Deceased, No. PR-23-02512-1,** and alleging in substance as follows:

Applicant alleges that the decedent died on July 14, 2022, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Edgar Noe Ramos, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, July 22, 2024 **JOHN F. WARREN,** County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

9/6

**CITATIONS BY
PUBLICATION**

**SUPERIOR COURT OF ARIZONA
IN MARICOPA COUNTY
Case Number: CV2024-011890
L&W Machine Co., et al.
Name of Plaintiff
SUMMONS
AND
ComData Solutions, Inc.,
DBA Rimrock Technology
Solutions
Name of Defendant**

FROM THE STATE OF ARIZONA TO: ComData Solutions, Inc., DBA Rimrock Technology Solutions Name of Defendant

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".

2. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the court and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his/her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to Clerk of the Superior Court, or electronically file your Answer through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. Mail a copy of your "Response" or "Answer" to the other party at the address listed on the top of this Summons. Note: If you do not have electronic access to the document in this case.

3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least ten (10) judicial days before your scheduled court date.

6. Requests for an interpreter for persons with limited English proficiency must be made to the office of the judge or commissioner assigned to the

case at least ten (10) judicial days in advance of your scheduled court date.

SIGNED AND SEALED this Date: May 14, 2024

JEFF FINE
Clerk of Superior Court
By: **C. NASUI**
Deputy Clerk
Defendant ComData Solutions, Inc. may obtain a copy of the Complaint by contacting Plaintiffs' counsel Burch & Cracchiolo, P.A. at aduell@bcattorneys.com or 602-234-8759

8/23,8/30,9/6,9/13

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
439th District Court OF
ROCKWALL COUNTY,
TEXAS**

CAUSE NO: 1-23-1254
TO: ALEXANDER HAGOS,
4702 HOMER ST., APT 201,
DALLAS, TX. 75204

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 forty-two (42) days after you were served this, before the Honorable 439th District Court of Rockwall County, Texas, at the Rockwall County Courthouse, 1111 E. Yellowjacket Lane, Suite 200, Rockwall, Texas, 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.

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition, at or before ten o'clock A.M. of the Monday next after the expiration of forty-two days after the date of issuance of this Citation, on NOVEMBER 4, 2024 10:00 A.M. before the Honorable 439th District Court of Rockwall County, Texas at the Rockwall County Courthouse, 1111 E. Yellowjacket Lane of said County in Rockwall, Texas. Said Plaintiff's Petition, was filed in said Court on 08/24/2023, A.D., in this case numbered 1-23-1254 on the docket of said court, and styled, Lisa St. Cyr v. Alexander Hagos, Early Transport LLC and Bowman Sales &

LEGAL NOTICES
CONTINUED

Equipment, Inc. DBA Bowman Trailer Leasing.

A brief statement of the nature of this suit is as follows, to-wit: PLAINTIFF'S FIRST AMENDED PETITION

INTRODUCTION

1. Plaintiff filed her Original Petition on August 24, 2023 for negligence, negligence per se and gross negligence arising out of an automobile wreck that occurred on September 14, 2022.

2. On or about September 14, 2022, Plaintiff LISA ST. CYR was lawfully operating a blue 2021 Tractor/Semitrailer FRHT parked at the TA Travel Center in Rockwall, Texas 75032. Defendant ALEXANDER HAGOS was operating a white Semi-Truck ("the Truck") owned by Defendant EARLY TRANSPORT LLC with an attached trailer ("the Trailer") owned by Defendant BOWMAN SALES AND EQUIPMENT, INC. DBA BOWMAN TRAILERLEASING. Defendant ALEXANDER HAGOS side-swiped the front of Plaintiff's vehicle with the Trailer and continued driving without exchanging information or contacting emergency services. Defendants' negligence proximately caused the collision, injuries, and other losses suffered by Plaintiff. Therefore, Plaintiff is seeking over \$1 million in judgment against the Defendants.

3. ALEXANDER HAGOS's last known address is last known address is 4702 Homer St., Apt. 201, Dallas, Texas 75204

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

ISSUED AND GIVEN UNDER MY HAND AND THE SEAL OF SAID COURT AT Office, this on this the 22nd day of August, 2024.

Lea Carlson, District Clerk Rockwall County, Texas 1111 E. Yellowjacket Lane, Ste. 200 Rockwall, Texas 75087

By: /s/ Jackie Derryberry
Jackie Derryberry, Deputy Clerk

8/30,9/6,9/13,9/20

CITATION
BY PUBLICATION

THE STATE OF TEXAS
JOSE LOPEZ MARTINEZ, Defendant in the hereinafter styled and numbered cause: **CC-23-05038-C**

YOU are hereby commanded to appear before the **County Court at Law No. 3**, 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, 7th day of October, 2024**. a Default Judgment may be taken against you.

Said Plaintiffs Original Petition was filed on in cause number **CC-23-05038-C**, Styled **GUILLERMO RODRIGUEZ AYALA**, Plaintiff (s) vs **JOSE LOPEZ MARTINEZ**, Defendant (s). The nature of plaintiffs demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**. **STATEMENT**

This lawsuit is based on a motor vehicular collision occurring on or about November 2, 2022, at or near Royal Lane and Audelia Road in Dallas, Texas. The collision was proximately caused by the negligence and/or recklessness of the Defendant, Jose Lopez Martinez. At the time of the collision, Defendant, Jose Lopez Martinez, 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. Plaintiff's attorney APRIL GABRIELLE QUIROZ REYES BROWNE LAW 8222 DOUGLAS A VENUE 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. 3, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this **23rd day of August, 2024 A.D.**

JOHN F. WARREN, County Clerk Of the County Court of Dallas County
By: Guisla Hernandez, Deputy

8/30,9/6,9/13,9/20

CITATION
BY PUBLICATION

THE STATE OF TEXAS
UNKNOWN HEIRS OF IRENE GARCIA 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 7TH DAY OF OCTOBER, 2024**, at or before ten o'clock A.M. before the Honorable **191TH 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, 2024, in this cause, numbered **DC-24-06369** on the docket of said Court, and styled: **U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1 MORTGAGE-BACKED NOTES, SERIES 2021-R1** Petitioner vs. **JESUS G. GARCIA AND IRENE GARCIA AND THE HEIRS AT LAW OF IRENE GARCIA, DECEASED** Respondent. A

brief statement of the nature of this suit is as follows:

THE PETITION SEEKS AN ORDER TO FORECLOSE THE LIEN ON THE PROPERTY AND ASSERT A CLAIM TO THE PROPERTY LOCATED AT 2519 EMMETT STREET, DALLAS, TX 75211 AND LEGALLY DESCRIBED AS: LOT TWENTY-TWO (22), BLOCK SEVENTHREE THOUSAND SEVEN HUNDRED SEVENTY-TWO (73772) OF SUNSET ADDITION, AN ADDITION TO THE CITY OF DALLAS DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 297, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. TAX MAP OR PARCEL ID NO.: 00000289066000000 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 23RD DAY OF AUGUST, 2024.**

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

8/30,9/6,9/13,9/20

CITATION
BY PUBLICATION

THE STATE OF TEXAS
THE UNKNOWN HEIRS OF ESPERANZA PARVAR, 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 7TH DAY OF OCTO-**

BER, 2024, at or before ten o'clock A.M. before the Honorable **116TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 24TH DAY OF APRIL, 2024, in this cause, numbered **DC-24-06046** on the docket of said Court, and styled: **ATLANTIC BAY MORTGAGE GROUP, LLC.,** Petitioner vs. **THE UNKNOWN HEIRS OF ESPERANZA PARVAR, DECEASED; GEORGE PARVAR, IN REM** Respondent. A brief statement of the nature of this suit is as follows:

THE PETITION SEEKS AN ORDER TO FORECLOSE THE LIEN ON THE PROPERTY AND ASSERT A CLAIM TO THE PROPERTY LOCATED AT 1128 WINDMILL LN. IRVING TX 75061 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 23RD DAY OF AUGUST, 2024.**

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

8/30,9/6,9/13,9/20

IF YOU SMOKED:

This new lung cancer screening could save your life