

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, January 7, 2025

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

Table with 7 columns: Description, Cause No., Address, City, Amount, Interest, Court Cost. Rows include TAXCORE LENDING LLC VS. STEVEN W. DEAN, RESOLUTION FINANCE LLC VS. UNKNOWN HEIRS OF DERRITH ROBERTSON, DALLAS COUNTY VS. OPAL MAE STAFFORD, etc.

SHERIFF'S SALES

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 010725-01 BY VIRTUE OF AN Order of Sale issued out of the Honorable 160th Judicial District Court on the 17th day of October 2024, in the case of plaintiff TAXCORE LENDING, LLC, Plaintiff, vs. STEVEN W DEAN, ET AL, Defendant(s), Cause No. TX-22 00513. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsaleauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned

defendant had on the 26th day of October, 2022, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 9254 FOREST LN, BLDG A, SUITE 105 DALLAS, DALLAS COUNTY, TEXAS; TAX ACCOUNT NO. 00C7368000A00105; UNIT 105 IN BUILDING A AND A 0.8923 PERCENT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF TRINITY FOREST CONDOMINIUMS. A CONDOMINIUMS REGIME TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION DATED OCTOBER 15, 1982, RECORDED IN VOLUME 82203, PAGE 3553, AND AMENDED BY VOLUME 82215, PAGE 3730 AND VOLUME 83140, PAGE 3894 AND VOLUME 2000012, PAGE 5486. CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS; AND THE BENEFITS AND APPURTENANCES ON OR APPERTAINING TO SAID REAL PROPERTY AND IMPROVEMENTS; CAD DESCRIPTION: TRINITY FOREST CONDOS BLK W8153 LOTS 2 & 4 ACS 5.5391 BLDG A UNIT 105 CE .8923% VOL2000184 /0127 D009152000 CO-DC TAXCORE 2015-2017 \$24,453.39 @ 9.99% INTEREST PER ANNUM. DALLAS COUNTY 2021 \$ 334.56. PHD 2021 \$374.56; DCCCD 2021 \$181.27 DCSEF 2021 \$14.68; CITY OF DALLAS 2021

\$1,134.06; RICHARDSON ISD 2021 \$2,041.39. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANT ABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. "IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL." "LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR [CONDADO] NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI

HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA. "EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO." Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$28,534.51 and 9.99% & 12% interest thereon from 10-26-24 in favor of TAXCORE LENDING, LLC and all cost of court amounting to \$0.00 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. GIVEN UNDER MY HAND this 18th day of November

2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

12/9,12/16,12/23

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 010725-02 BY VIRTUE OF AN Order of Sale issued out of the Honorable 160th Judicial District Court on the 22nd day of October 2024, in the case of plaintiff RESOLUTION FINANCE, LLC Plaintiff, vs. UNKNOWN HEIRS OF DERRITH ROBERTSON, ET AL, Defendant(s), Cause No. TX-21 00595. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsaleauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned

SHERIFF'S SALES CONTINUED ON NEXT PAGE

SHERIFF'S SALES
CONTINUED

iffsaleauctions.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 March 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 215 MERRIBROOK TRAIL, DUNCANVILLE, DALLAS COUNTY, TEXAS LOT 40, BLOCK A, MERRIBROOK PARK, INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 81, PLAT RECORDS, DALLAS COUNTY, TEXAS. RESOLUTION FINANCE, LLC 2016-2018 \$25,410.08 @ 13.99% INTEREST PER ANNUM, DALLAS COUNTY, 2019-2023 \$3,113.11, PHD 2019-2023 \$3,381.60, DALLAS COLLEGE 2019-2023 \$1,627.45, DCSEF 2019-2022 \$108.19, DUNCANVILLE ISD 2019-2023 \$17,515.41, CITY OF DUNCANVILLE 2019-2023 \$9,771.62. CITY OF DUNCANVILLE MOWING LIEN: INSTRUMENT NO. 201600075731 \$251.92.

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

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

DITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

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

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

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$61,179.38 and 12% & 13.99% interest thereon from 03-11-24 in favor of RESOLUTION FINANCE, LLC and all cost of court amounting to \$2,604.74 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

GIVEN UNDER MY HAND this 18th day of November 2024.

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

12/9, 12/16, 12/23



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
010725-03
BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial Dis-

trict Court on the 24th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. OPAL MAE STAFFORD, A/K/A OPAL M. WHITE, ET AL, Defendant(s), Cause No. TX-23-01361. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 7th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 617 STAFFORD DRIVE, SEAGOVILLE, DALLAS COUNTY, TEXAS. ACCT. NO. 50032500100150000 ; BEING A 58.3 X 92 FOOT TRACT OF LAND, ALSO KNOWN AS LOT 15, SITUATED IN CITY BLOCK J, PHILLIP PIROZZO UNREC, AN ADDITION IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 2660 PAGE 447 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 617 STAFFORD DRIVE, THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS. DALLAS

COUNTY: 2003-2023=\$721.51, PHD: 2003-2023=\$821.03, DALLAS COLLEGE: 2003-2023=\$327.65, DCSEF: 2003-2022=\$22.75, DALLAS ISD: 2 0 0 3 - 2023=\$4,238.19, CITY OF SEAGOVILLE: 2003-2023=\$2,226.34, CITY OF SEAGOVILLE LIENS: WEED LIENS INSTRUMENT #S 202000318650=\$ 3 5 7 . 0 0 , 201900054191=\$ 3 7 5 . 5 4 , 200900220507=\$ 2 3 5 . 2 5 , 202200242469=\$ 3 8 7 . 0 0 , 202000325488=\$ 3 5 3 . 2 5 , 202100222606=\$ 3 7 8 . 0 4 , 200600258307=\$ 2 6 4 . 7 2 , 202100271058=\$ 3 8 4 . 8 0 , 202100248780=\$ 3 7 6 . 5 8 , 202000236397=\$ 3 9 4 . 0 3 , 202000022244=\$ 2 8 6 . 1 7 , 201900316355=\$ 3 5 0 . 0 0 , 201900316348=\$ 3 5 3 . 3 8 , 200600258307=\$ 2 6 4 . 7 2 , 202000065423=\$ 3 4 8 . 8 8 , 201800014263=\$ 2 9 4 . 0 0 , 201700264656=\$ 3 7 8 . 1 3 , 201700240824=\$ 2 9 3 . 0 8 , 201600214787=\$ 2 2 7 . 2 5 , 201500238378=\$ 2 3 0 . 7 5 , 201300387161=\$ 2 3 4 . 0 8 , 201300321707=\$ 1 6 5 . 3 3 , 201300085854=\$ 2 2 2 . 6 3 , 201200238326=\$ 2 2 5 . 7 5 , 201100290491=\$232.63, HEAVY CLEAN LIEN INSTRUMENT #S 20070368993=\$ 2 3 1 . 9 7 , 20080234863=\$225.13.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$14,447.23 and 12% interest thereon from 05/07/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,819.53 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

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

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS

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 18th day of November, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

12/9,12/16,12/23



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-04

BY VIRTUE OF AN Order of Sale issued out of the Honorable 298th Judicial District Court on the 25th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. DAVID B. VINSON, Defendant(s), Cause No. TX-22-00861 COMBINED W/TX-15-00704, JUDGMENT DATE IS NOVEMBER 7, 2018. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ON-

LINE AUCTION at the following URL: https://dallas.texas.sheriffsaleauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 7th day of November, 2018, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 813 DONLEE ROAD, LANCASTER, DALLAS COUNTY, TEXAS. ACCT. NO. 36004500040030000 ; BEING LOT #3 IN BLOCK 'D' OF BELLAIRE ACRES ADDITION, AN ADDITION IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 4864 PAGE 32 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 813 DONLEE ROAD, THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS. TX-22-00861: DALLAS COUNTY: 2018-2023=\$2,136.60, PHD: 2018-2023=\$2,325.01, DALLAS COLLEGE: 2018-2023=\$1,110.85, DCSEF: 2018-2022=\$70.94, LANCASTER ISD: 2018-2023=\$13,191.10, CITY OF LANCASTER: 2018-2023=\$7,002.60, CITY OF LANCASTER WEED LIENS INSTRUMENT #(S) 202300176328=\$ 5 9 8 . 0 7 , 202000335200=\$ 7 0 2 . 6 3 , 202000335229=\$ 5 3 2 . 7 1 , 202000335246=\$ 5 1 8 . 3 5 , 202100047694=\$ 6 4 9 . 9 8 , 202100047710=\$ 6 3 3 . 4 3 , 202100047743=\$ 3 0 7 . 4 0 , 202100087521=\$ 6 4 8 . 8 1 , 202100087572=\$ 6 4 8 . 8 1 , 202100254105=\$ 6 4 3 . 5 2 , 202100254124=\$ 6 4 3 . 6 5 , 202100254139=\$ 6 3 7 . 2 3 , 202100254155=\$ 6 4 3 . 6 5 , 202100383014=\$ 6 6 1 . 5 1 , 202200026742=\$ 6 5 0 . 4 3 ,

202200035817=\$ 6 4 9 . 7 1 , 202300176305=\$ 5 9 7 . 0 0 , 201900003125=\$ 4 1 5 . 0 8 , 201900077312=\$ 4 0 6 . 1 2 , 202200223363=\$ 5 6 6 . 7 0 , 201900304227=\$ 7 0 8 . 3 6 , 201900191999=\$396.00, TX-15-00704: DALLAS COUNTY: 1997-2017=\$3,725.31, PHD: 1997-2017=\$4,271.18, DCCCD: 1997-2017=\$1,495.34, DCSEF: 1997-2017=\$119.39, LANCASTER ISD: 1 9 9 7 - 2017=\$25,923.74, CITY OF LANCASTER: 1997-2017=\$12,509.68, CITY OF LANCASTER LIENS: MOWING/CLEANING LIENS 90230 0049 (ALSO REFERENCED AT 90224 1080)= \$600.53, 92015 0033=\$560.20, MOWING AND DEMOLITION LIEN 20080037347=\$6,072.25, MOWING LIEN S 20080341671=\$ 4 9 5 . 9 0 , 20080341740=\$418.12, 2137722=\$2,654.80, 2003243 04812=\$ 1,098.73, 2003175 03154=\$1,098.22, 3023181=\$ 1 , 0 6 7 . 0 0 , 200503545506=\$ 1 , 0 7 2 . 7 6 , 200600314439=\$ 9 4 1 . 1 0 , 200900003972=\$ 4 1 3 . 8 3 , 200900054462=\$ 3 8 0 . 0 9 , 200900054463=\$ 4 5 9 . 6 9 , 200900169614=\$ 5 9 6 . 6 3 , 201000060671=\$ 4 6 2 . 1 5 , 201000060772=\$ 3 5 8 . 4 4 , 201000060946=\$ 4 7 5 . 7 3 , 201000061123=\$ 3 5 8 . 3 4 , 201000061146=\$442.76, HIGH GRASS & WEES LIEN S 201000245003=\$ 3 9 2 . 0 2 , 201100174357=\$460.80, BRUSH/BULK LIEN 201100222918=\$413.17, HIGH GRASS & WEEDS LIEN S 201200000547=\$ 3 6 2 . 9 6 , 201200000553=\$362.96, TREE/SHRUBS/ VEGETATION LIEN 201200163714=\$410.15, HIGH GRASS AND WEEDS LIENS 201200242863=\$ 4 9 8 . 4 4 , 201300031986=\$ 4 0 2 . 9 3 , 201300032148=\$

\$ 3 7 5 . 0 5 , 201300208115=\$ 4 0 1 . 3 9 , 201300294958=\$ 3 9 6 . 4 8 , 201300320335=\$ 3 9 4 . 1 1 , 201300378624=\$ 3 8 8 . 8 4 , 201400204750=\$ 4 2 2 . 2 6 , 201400264670=\$ 2 9 6 . 3 2 , 201500034273=\$289.34, BRUSH/BULK LIEN 201500261822=\$275.40, HIGH GRASS AND WEEDS LIENS 201500320887=\$ 2 7 2 . 1 1 , 201600047056=\$ 2 6 7 . 6 5 , 201600047068=\$ 2 6 7 . 6 5 , 201700000725=\$ 2 5 0 . 8 3 , 201700326142=\$243.87, TREES/SHRUBS/ VEGETATION LIEN 201700337903=\$322.92, HIGH GRASS AND WEEDS LIENS 201700337919=\$ 2 4 2 . 1 8 , 201700358059=\$ 3 5 1 . 2 1 , 201700358120=\$ 3 5 2 . 0 0 , 201800196959=\$ 3 3 2 . 3 5 , 201800196975=\$ 2 7 5 . 8 3 , 201800238136=\$ 4 2 1 . 7 3 , 201800238196=\$ 3 4 5 . 6 8 , 201800238221=\$ 4 2 5 . 0 6 , 201800257576=\$ 2 4 0 . 0 6 , 201800257587=\$310.67. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$117,517.49 and 12% interest thereon from 11/07/2018 in favor of DALLAS COUNTY, ETAL, and all cost of court amounting to \$3,475.06 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 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 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

SHERIFF'S SALES CONTINUED

DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 18th day of November, 2024. MARIAN BROWN Sheriff Dallas County, Texas

12/9,12/16,12/23



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-05

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 25th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. BRITT PHILLIPS COMPANIES, ET AL, Defendant(s), Cause No. TX-22-01384 COMBINED W/TX-13-30874, JUDGMENT DATE IS MAY 12, 2004. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsauctions.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

defendant had on the 12th day of May, 2004, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1331 N. HOUSTON SCHOOL ROAD, LANCASTER, DALLAS COUNTY, TEXAS. ACCT. NO. 65120824010020000 ; BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JM RAWLINS SURVEY, ABSTRACT NO A-1208 IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 85023 PAGE 3454 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1331 N HOUSTON SCHOOL ROAD, THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS. TX-22-01384: DALLAS COUNTY: 2014-2022=\$456.29, PHD: 2014-2022=\$521.25, DALLAS COLLEGE: 2014-2022=\$234.83, DCSEF: 2014-2022=\$18.83, LANCASTER ISD: 2 0 1 4 - 2022=\$2,840.04, CITY OF LANCASTER: 2014-2022=\$1,597.83, CITY OF LANCASTER WEED L I E N S , W201400204758=\$3 9 6 . 0 4 , W201400204759=\$3 6 1 . 6 4 , W201500320874=\$5 4 2 . 3 4 , W201700319816=\$3 4 8 . 5 5 , W202000335177=\$3 0 3 . 5 3 , W201800196985=\$3 6 9 . 6 3 , W202100363423 = \$ 2 6 3 . 9 0 , 201900077333=\$391. 9 2 , 20180015021=\$339.1 1 W202100383025=\$3 0 5 . 2 3 , W201800257636=\$3 5 2 . 0 6 , W201800257636=\$3 4 5 . 8 9 , W202100047757=\$4 2 5 . 2 1 , W201600258097=\$3 6 5 . 8 0 , W201400264685=\$3 8 4 . 5 0 , W20200335161=\$78 1.86; TX-13-30874: DALLAS COUNTY: 2004-2013=\$506.47, CITY OF LANCASTER: 2004-2013=\$1,705.52, LANCASTER ISD: 2 0 0 4 - 2013=\$3,502.64, DCSEF: 2004-2013 = \$ 1 4 . 8 4 ,

DCCCD: 2004-2013=\$206.13, PHD: 2004-2013=\$585.92, CITY OF LANCASTER WEED LIENS, VOLUME 2001134 PAGE 1404=\$569.89, VOLUME 2001212 PAGE 2678=\$584.90, VOLUME 202158 PAGE 1267=\$510.06, VOLUME 2002168 PAGE 3720=\$509.16, VOLUME 2003002 PAGE 4226=\$426.14, VOLUME 2003175 PAGE 3186=\$474.90, VOLUME 2003238 PAGE 7391=\$479.56, VOLUME 2004011 PAGE 7729=\$486.93, VOLUME 2004143 PAGE 11620=4523.84, VOLUME 2004182 PAGE 7260=\$549.10, VOLUME 2004222 PAGE 3478=\$437.60, INSTRUMENT NUMBERS #20080037397=\$189. 2 9 , #20080037396=\$434. 0 1 , #20080037448=\$505. 80, #201000060723= \$ 2 7 1 . 5 8 , #201200230041=\$25 2 . 2 5 , #201300032194=\$21 8 . 5 7 , #201300102724=\$20 1 . 9 6 , #201300208129=\$21 0 . 3 0 , #201300295239=\$20 6 . 5 3 , 3201300320196=\$20 5 . 3 1 , #201300378706=\$20 1.77 03-30780-T-I: COUNTY OF DALLAS, DCCCD, PHD, DCSEF: 1985-2003=\$1,874.22, CITY OF LANCASTER: 1986-2003=\$2,478.03, LANCASTER ISD: 1 9 8 6 - 2003=\$6,496.49 Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$38,027.43 and 12% interest thereon from 05/12/2004 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$6,604.23 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 EXPLICITA 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 18th day of November, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

12/9,12/16,12/23



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-06

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 28th day of October, 2024, in the case of plaintiff RICHARDSON INDEPENDENT SCHOOL DISTRICT, Plaintiff, vs. TRUC LE THI NGUYEN, Defendant(s), Cause No. TX-23-01266. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsauctions.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

SHERIFF'S SALES
CONTINUED

2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 9815 WALNUT STREET, BLDG H UNIT 105, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00C61580000H00105; BEING ALL THAT CERTAIN UNIT #105 IN BUILDING H IN THE RICHLAND TRACE PHASE III CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN DOCUMENT NO. 2020000174386 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 9815 WALNUT STREET, BLDG H UNIT 105, DALLAS, TEXAS. RICHARDSON ISD: 2 0 2 0 - 2023=\$6,283.49, DALLAS COUNTY: 2 0 2 0 - 2023=\$3,552.79, CITY OF DALLAS: 2 0 2 0 - 2023=\$2,809.11.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$12,645.39 and 12% interest thereon from 03/28/2024 in favor of RICHARDSON INDEPENDENT SCHOOL DISTRICT, and all cost of court amounting to \$1,438.71 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 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 18th day of November, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

12/9,12/16,12/23



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-08

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 30th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JOHN COLQUITT WEST, ET AL, Defendant(s), Cause No. TX-22-00510. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 17th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2065 BEN HUR STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000899753570000 ; BEING LOT 27,

BLOCK C/8800 OF GARDEN HEIGHTS ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE PROBATE RECORDED IN VOLUME 263 PAGE 1213 OF THE PROBATE RECORD OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2065 BEN HUR STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 0 2 - 2023=\$1,267.11, PHD: 2002-2023=\$1,442.30, DALLAS COLLEGE: 2002-2023=\$583.02, DCSEF: 2002-2022=\$40.60, DALLAS ISD: 2 0 0 2 - 2023=\$7,396.86, CITY OF DALLAS: 2 0 0 2 - 2023=\$4,244.34, CITY OF DALLAS WEED LIEN W1000113512=\$492.39.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$15,466.62 and 12% interest thereon from 09/17/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,394.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, 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 18th day of November, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

**SHERIFF'S SALES
CONTINUED**

12/9,12/16,12/23



**NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
010725-09**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 95th Judicial District Court on the 30th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL., Plaintiff, vs. VILLAGES BY THE CREEK OWNERS ASSOCIATION, INC., Defendant(s), Cause No. TX-22-00236. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 11th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 9466 OLDE TOWNE ROWE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00673501000150000; BEING LOT 15, IN BLOCK I/6735, OF VILLAGE BY THE CREEK, AN ADDITION IN THE CITY OF DALLAS, DAL-

LAS COUNTY, TEXAS, AS SHOWN BY THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200600080355 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 9466 OLDE TOWNE ROWE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2014-2023=\$1,802.41, PHD: 2014-2023=\$2,001.44, DALLAS COLLEGE: 2014-2023=\$932.81, DCSEF: 2014-2022=\$65.00, DALLAS ISD: 2014-2023=\$9,585.06, CITY OF DALLAS: 2014-2023=\$5,948.42.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$20,335.14 and 12% interest thereon from 09/11/2024 in favor of DALLAS COUNTY, ET AL., and all cost of court amounting to \$2,603.71 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 18th day of November, 2024.
MARIAN BROWN
Sheriff Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

12/9,12/16,12/23



**NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
010725-10**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial District Court on the 30th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL., Plaintiff, vs. CAMILLA VAN WAEYENBERGE, Defendant(s), Cause No. TX-19-01840. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 8th day of July, 2020, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2923 PARNELL STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000141667000000; BEING 45X71 FEET OFF OF THE NORTHWEST END OF LOT 1 OF F. N. LAWRENCE REVISED PLAT OF BLOCK 1135 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 85243 PAGE 3436 OF THE

DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2923 PARNELL STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 1999-2019=\$604.47, PHD: 1999-2019=\$705.95, DCCCD: 1999-2019=\$254.00, DCSEF: 1999-2019=\$20.13, SOUTH DALLAS-FAIR PARK PUBLIC IMPROVEMENT DISTRICT: 2016-2017, 2019=\$59.57, DALLAS ISD: 1999-2019=\$3,744.79, CITY OF DALLAS: 1999-2019=\$2,010.01, CITY OF DALLAS L I E N S W 1000080369 / L B R W - 41933=\$649.30, W 1000080366 / L B R W - 970001316=\$419.69, W 1000080376 / L B R W - 970019031=\$346.96, W 1000080373 / L B R W - 970022904=\$399.42, W 1000192642 = \$ 4 0 3 . 8 9 , W 1000183285 = \$ 2 0 8 . 1 8 , W 1000188087 = \$ 3 4 4 . 3 8 , W 1000193597 = \$ 4 0 5 . 9 0 , W 1000151034 = \$ 3 7 8 . 2 4 , W 1000080363 / L B R W - 21466=\$1,359.17, L 1000204473 = \$140.39.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$12,454.44 and 12% interest thereon from 07/08/2020 in favor of DALLAS COUNTY, ET AL., and all cost of court amounting to \$1,041.00 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

SHERIFF'S SALES
CONTINUED

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

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

"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR 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 OFRE-CIDA."

"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 18th day of November, 2024. **MARIAN BROWN** Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

12/9,12/16,12/23

then surely you'll click this banner to make sure they're in the right car seat.

The Right Seat >



PUBLIC SALES

Sec. 59.042.

PROCEDURE FOR SEIZURE AND SALE

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

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

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

SEC. 59.044.

NOTICE OF SALE.

(a) The notice advertising the sale must contain:

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

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

In accordance with the Texas property code, Chapter 59, CTR INCIDENT MANAGEMENT SPECIALIST at 5420 Forney Rd, Dallas , will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder for cash. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held at 5420 Forney Rd, Dallas on WEDNESDAY, 2/5/24 at 10AM.

A deposit may be required for removal and cleanup.

Names of tenants and general description:

2018 GREY HONDA CIVIC 2HGFC2F79JH538809

Tenants may redeem their goods for full payment in cash only up to time of auc-

tion. Call CTR INCIDENT MANAGEMENT SPECIALIST at 972-777-5050 .

Auctioneer: RENE BATES 12/13/24 & 12/23/24

12/13,12/23

NOTICE OF PUBLIC SALE

of property to satisfy landlord's lien under Chapter 59 of the Texas Property Code Law. The Sale will take place at **A Armadillo Self Storage** located at 5333 S. Collins St. Arlington, Texas 76018 **online on www.selfstorageauction.com.**

The auction will start on **December 23rd, 2024, and end at 10:00 AM on December 30th, 2024, or** Thereafter. Property will be sold to highest bidder for cash. Cleanup & removal deposit is required. IF bidder does not pay in allotted time, the property will go to the 2nd highest bidder. Payment will be accepted only at the facility on **5333 S. Collins St.** proceeding the end of the on-line auction. Seller reserves the right to withdraw property from sale. All units include household items & misc. items unless otherwise noted: **Tuan Nguyen (2 Units), Julie Shaw, Austen S. Bond, Guadalupe R. Ortiz, Jade R. Goodie, Mario R. Kent, Ebrima Secka & Ricardo Beltran.** Tenants have the right to redeem the contents at any time prior to the Sale. The public is invited to attend.

12/16,12/23

NOTICE OF PUBLIC SALE

of property to satisfy landlord's lien under Chapter 59 of the Texas Property Code Law. The Sale will take place for **Real Storage-Dallas located at 11359 Reeder Rd. Dallas, TX 75229** online on **www.selfstorageauction.com**

The sale will start on **December 23rd and end at 10:00 am on December 30th, 2024, or** Thereafter. Property will be sold to highest bidder for cash. If bidder does not pay in allotted time, the property will go to the 2nd highest bidder. Payment will be accepted only at the facility on **11359 Reeder Rd.** proceeding the end of the on-line auction. Property will be sold to highest bidder for cash. Cleanup & removal deposit is required. Seller reserves the right to withdraw property from sale. All units include household items & misc. items unless otherwise noted: **Victor Rivera, Orlin Mejia, Jose Mauricio**

Dominguez, Julio Rodriguez, Juan Torres, Cesar Garelli, Robert Puckett, Mario Rostro, Manual Estrada, lourdes araceli soto cabriales, SANDOVAL Adrian, eduardo rafael, Adam Plett, Maximina Benitez, Oscar Palada, JAH-MAAD BAKER, LAUREN DOYLE, Christan Centeno, Yojana Flores, Néstor Monge, Raymond Rodriguez, Nery M. Rodrigod & JOHN CALLAHAN. Tenants have the right to redeem the contents at any time prior to the Sale. The public is invited to attend.

12/16,12/23

NOTICE OF PUBLIC SALE

of property to satisfy landlord's lien under Chapter 59 of the Texas Property Code Law. The Sale will take place for **Reliable Storage located at 183 S. Shiloh Rd Garland, TX 75042** online on **www.selfstorageauction.com**

The sale will start on **December 23rd and end at 11:00 am on December 30th, 2024, or** Thereafter. Property will be sold to highest bidder for cash. If bidder does not pay in allotted time, the property will go to the 2nd highest bidder. Payment will be accepted only at the facility on **183 S. Shiloh Rd.** proceeding the end of the on-line auction. Property will be sold to highest bidder for cash. Cleanup & removal deposit is required. Seller reserves the right to withdraw property from sale. All units include household items & misc. items unless otherwise noted: **Katelyn Kessler, Natori Haynes, Brett Mills & Daryl Lacy.** Tenants have the right to redeem the contents at any time prior to the Sale. The public is invited to attend.

12/16,12/23

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), **U-STOR BROADWAY, 3970 Broadway, Garland, TX 75043,** will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, December 11th, 2024 at 10:30 AM and will be sold Tuesday, December 31st, 2024 at 10:30**

**LEGAL NOTICES
CONTINUED**

AM to the highest bidder for CASH. Units to sold are: #102 Kennetha Townsend – fridge, 2 tv's, washer, dryer, chest of drawers, couch, boxes. #121 Stephanie Rodriguez – sofa table, chest of drawers, bar stools, luggage, dresser, bbq pit, boxes. #309 Dameian Alexander – rims, luggage, boxes. #313 Dameian Alexander – chairs, tables, sofa table, boxes. #539 Sebastian Rodriguez – desk, chairs, dresser, furniture, boxes. #721 Kennetha Townsend – furniture, chair, boxes. #729 Trevino Raymond – tv, table, 2 keyboards, shelf, boxes. #953 Jacob Anderson – printer, desk, display case, filing cabinets, trunk, boxes. #958 Simon Eyabi – misc. goods. #961 Javeta Ashley – laptop, boxes.

12/16,12/23

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR FIRST ST., 2101 N. First St., Garland, TX 75040, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, December 11th, 2024 at 10:30 AM and will be sold Tuesday, December 31st, 2023 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #108 Khalilah Busby – fridge, portable ac, scooter chair, boxes. #130 Brittany Perales – massage chair, hutch, piano, luggage, toolboxes, furniture dolly, tools, furniture, misc. goods. #141 Sherman McGowan – kids desk, golf bag, dressing table, ladder, hutch, table, chair, boxes. #159 Odalis Suazo – 2 tvs, flat stone grill, 2 chest of drawers, 2 couches, microwave, dresser, furniture, boxes. #170 Vincent Bennett – 2 fridges, dresser, furniture, fridge. #171 Vincent Bennett – couch, furniture, vacuum, misc. items. #230 Sherman McGowan – entertainment center, table, furniture, boxes. #238 Kevin Santos – couch, tools, 6 toolboxes, circular saw, nail guns, shampooer, speaker box, dressing table. #308 Sherman McGowan – 5 loveseats, ladder, curio cabinet, bike, speaker box, furniture. #368 Joy Banks – luggage, boxes.

12/16,12/23

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR FOREST LANE, 4138 Forest Lane, Garland, TX 75042, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, December 11th, 2024 at 10:30 AM and will be sold Tuesday, December 31st, 2024 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #146/147 Reynel Popoca Casarreal – 2 nail guns, cooler, microwave. #207 Edward Himes – 2 bikes, tools, boxes.

12/16,12/23

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR LAKE JUNE, 10406 Lake June Rd., Dallas, TX 75217, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Thursday, December 12th, 2024, 2023 at 10:30 AM and will be sold Tuesday, December 31st, 2024 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #30 Rodolfo Castro – 2 air compressors, weed eater, 3 toolboxes, vacuum, electric mower, chop saw, jack, rims, scaffolding, misc. items. #79 Krysten Lynch – tv, furniture, misc. items. #278 Miguel Mendoza – dirt bike for parts, Harley motorcycle for parts, furniture, Harley motor. #297 Melissa Rodriguez – chest of drawers, vacuum, furniture, boxes. #331 Dee Oliver – furniture, fridge, boxes. #365 Don Rusaw – tv, washer, dryer, rocker, chair, tables, toolbox, floor jack, furniture, tv, dresser. #370 Marchelle Shanta Walton – lounge couch, furniture, boxes. #416 Leslie Gomez – computer, toys, misc. items.

12/16,12/23

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR TRINITY MILLS, 2551

Kelly Blvd, Carrollton, TX 75006, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Wednesday, December 11th, 2024 at 10:30 AM and will be sold Tuesday, December 31st, 2024 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #93 Nakoiya Powell Playmakers88 – chest, 2 tv's, shelf, furniture. #224 Ashley Hanvey – chair, furniture dolly, toys, computer, boxes, misc. items. #342 Danielle Norment – kids bike, couch, furniture.

12/16,12/23

Notice of Sale

Under the provisions of Chapter 59 of the Texas Property Code (Chapter 576 Acts of the 68th Legislature Regular Session 1983), U-STOR WALTON WALKER, 4116 S. Walton Walker, Dallas, TX 75236, will hold a public sale of delinquent units in order to satisfy a landlord's lien. **Bids will be accepted at www.Bid13.com to begin on Thursday, December 12th, 2024 at 10:30 AM and will be sold Tuesday, December 31st, 2024 at 10:30 AM to the highest bidder for CASH.** Units to be sold are: #46 John L. Gray – 2 bikes, toolbox, weed sprayer with wheels, boxes. #72 John L. Gray – generator, boxes. #78 Juana Casteneda – 2 kids bikes, 2 scooters, 2 turkey burners. #127 Keambra S. Jones – washer, dryer, furniture, boxes. #139 Zachary Pollard – misc. items. #253 Stephanie Hernandez – 3 tv's, mini fridge, desk, dresser, chair, misc. goods. #279 Asa Sanchez – computer, shop vac, furniture, appliance, boxes. #299 Dearrion R. Booker – speaker box, furniture, misc. goods. #303 John L. Gray – briefcase, mini fridge, boxes. #312 Florence D. Ratcliff – washer, dryer, chairs, couch, loveseat, 2 gas weed eaters, boxes. #361 Billie Anderson – freezer, 2 tv's, dresser, office chair, mini fridge, a/c, generator, toolbox, 2 sound bars, hutch, misc. goods. #401 Rosario D. Nolasco – 4 shelves, fabric, boxes. #455 Cosette M. Oliver – fridge, stackable washer & dryer, sectional, furniture, exercise equipment.

12/16,12/23



NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE Notice is hereby given that the following will be sold to the highest bidder for cash only with bidding to take place at LOCKERFOX.COM on , January 8, 2025, at 10:00 AM to satisfy a landlord's lien, pursuant to Chapter 59, Texas Property Code. Payment in CASH and pickup at the facility. Macho Self Storage - 1750 W. Northwest Hwy, Dallas, TX, 75220
K398 Chintankumar Desai- File Cabinet, Desk, Chair
E186 Larry Brown- Table, Boxes, Sectional
L423 Geoffrey Greene- Couch, Boxes, Totes
I315 Leobardo Ramos- Gas Motor, Tools, Skill Saw
Tenant's property may be redeemed prior to sale upon payment of all sums due to Lessor. Contact Macho Self Storage, 1750 W Northwest Highway, Dallas, Texas, 75220. Office: 972-444-8787

12/23,12/30

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE Notice is hereby given that the following will be sold to the highest bidder for cash only with bidding to take place at LOCKERFOX.COM on January 8th 2025 at 9:30 AM to satisfy a landlord's lien, pursuant to Chapter 59, Texas Property Code. Payment in CASH and pickup at the facility. Macho Self Storage – 3930 Valley View Lane, Irving, TX, 75062
B064 – Sarah Freeman- small bike, mattress, bed frame, totes, boxes, small tv, sound bar, bags
C5453 – Jeff L Franklin - C54: Chair, boxes, kayak, microwave, totes, rod & reels, wheels & tires, propane tank. C053 – Cart, step ladder, smoker, tarp, shop vac, 2 propane tanks, drum, hydraulic jack
D117 – Cielo Gonzalez – boxes, pillows, curtain rod & bags
D096 – Jeffery Brown – ice chest, microwave, totes, bags & computer monitor
G005 – Shaunique N Dotson – headboard, mattress, bed frame, dresser, toaster over, chairs, totes & bags
A042 – Rochynique L Hayes – boxes, microwave, washer, dryer, jack, 2 dressers, computer table, skateboard, folding chairs & totes
H034 – Shakala Gray - skateboard, mattress, desk chair & bags
B023 – Dante Sims – totes, fabric rolls, mirror, boxes, cooler, small office table &

canopy
E057 - Carlos Torres Santiago – paint, metal shelf, bags of grout, wheel chair, wed eater, car seat, miter saw, level, folding table, dry-wall & sheetrock
B065 – Davontae Thompkins – 2 dollies, bed frame, love seat, computer table, child buggy & boxes
A034 – Maher Ghraizi – floor machines, welder, tool boxes, shop vac, presser washer, ladder & trashcan
F012 – Robert Bryan Newberry – tool box, desk, tools, speakers, beer signs, cabinets, coolers, contractors table & Boxes
F062 – Mandi Farley – table, ladder, fan, totes, office chair, roof top desk, barstool & heater
Tenant's property may be redeemed prior to sale upon payment of all sums due to Lessor. Contact Macho Self Storage, 3930 Valley View Lane, Irving, Texas, 75062. Office: 972-252-6464.

12/23,12/30

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. All spaces contain household furniture unless otherwise noted.
7314: 3906 W. Airport Frwy, Irving, TX 75062, 01/07/2025 9:30AM
Yalonda Sexius; Candice Miller; Alexandra Getty; Chrislyn Hill; Diane Navarro
1621: 4251 State Hwy 161, Irving, TX 75038, 01/07/2025 10:00 AM
Kennedie Brewster; D'Anna Terry; Lauren Mahoney; Claudia Gibson; Jean Claude M. Kadima; Cynthia Page; Cynthia Page; Kendall Morrow; Rhoshette Hardin; Dominion Estates; Cameron Daniels; Shirley McShane; erosney orellanes
1616: 2301 Story Rd W, Irving, TX 75038, 01/07/2025 10:15 AM
Brent Watcher; William Bradford; Glory Abiba; Patricia Tapia; Ann Marsh
1765: 1975 W. Northwest Hwy, Dallas, TX 75220, 01/07/2025 10:30AM
Kathleen Hawkins; Michael Sneed
1771: 810 S. Denton Tap Rd, Coppell, TX 75019, 01/07/2025 11:15 AM
Marie Tibbs; Delphina Villa

LEGAL NOTICES
CONTINUED

1607: 1751 E. Belt Line Rd,
Coppell, TX 75019
01/07/2025 11:30 AM

3788: 585 S MacArthur Blvd,
Coppell, TX 75019
01/07/2025 2:45 PM

Marlena Salter; Derek Oneal
Lafayette; Michael Hill

3228: 2305 Manana Dr, Dal-
las TX 75220 01/07/2025 3:15
PM

Nicholas Avila Tools/Appli-
ances

The auction will be listed and
advertised on www.storage-treasures.com. Purchases
must be made with cash only
and paid at the above refer-
enced facility in order to com-
plete the transaction. Extra
Space Storage may refuse
any bid and may rescind any
purchase up until the winning
bidder takes possession of the
personal property.

12/23,12/30

Pursuant to Chapter 59,
Texas Property Code, **Advan-
tage Storage**, which is lo-
cated at **5280 Hwy 78
Sachse, TX 750478** will hold
a public auction of property
being sold to satisfy a land-
lord's lien online at www.StorageTreasures.com. The
auction will end on or around
11:00 am on 01/08/2025.
Property will be sold to the
highest bidder. Deposit for re-
moval and cleanup is re-
quired. Seller reserves the
right to withdraw property from
sale. Property being sold in-
cludes: (Shudana Duncan)
Home Décor, Furniture, Mat-
tress, Boxes/Tubs, Misc Items.
Contact **Advantage Storage**
@ **972-414-1616**.

12/23,12/31

ABANDONED
VEHICLES

ABANDONED VEHICLES

The vehicles described
below have been impounded
in compliance with TDLR
Texas Administrative Code Ch
85.703 (f) & Occupations
Code. Ch 2303.153 (c), this
notice is to apprise the regis-
tered owner & lien holders
of their right to reclaim the
vehicle within 31 days of the
date of this notice. Failure to
reclaim the vehicles will con-
sent to the sale of the motor
vehicle at public auction.

Payment must be made to
HBL Towing & Recovery lo-
cated at 2012 I45, Hutchins,
TX 75141.

Texas Department of Licens-
ing & Regulation, VSF LIC.
NO. 0658990. For further in-
formation, please call 817-
900-2222. Vehicles can be
claimed 24 hours a day, 7
days a week. Total charges
cannot be calculated until the
vehicle is claimed. Storage ac-
crued daily at \$22.85 plus tax
for light duty and \$39.99 plus
tax for vehicles over 25' per
day.

FIRST PUBLIC NOTICE
DODHE SPORTMAN RV. AP-
PROXIMATE FEES AS OF
12/20/2024 \$1000

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

12/23

ABANDONED VEHICLES

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below have been impounded
in compliance with TDLR
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900-2222. Vehicles can be
claimed 24 hours a day, 7
days a week. Total charges
cannot be calculated until the
vehicle is claimed. Storage ac-
crued daily at \$22.85 plus tax
for light duty and \$39.99 plus
tax for vehicles over 25' per
day.

FIRST PUBLIC NOTICE
TEXAN CARGO TRAILER,
APPROXIMATE FEES AS OF
12/23/2024 \$750

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

12/23

United Tows L.L.C
**7054 S. CENTRAL EX-
PRWY-DALLAS TX 75216**
OFFICE: 214-309-9100
TEXAS DEPARTMENT OF
**LICENSING AND REGULA-
TION**
**STORAGE FACILITY LI-
CENSE NUMBER #**
0572743VSF
www.tdlr.texas.gov

**Failure of the owner or lien-
holder to pay all towing,
preservation, notification,
storage fees and reclaim
their vehicle listed below is
a waiver by that party of all**

**right(s), title(s), and inter-
est in the vehicle and con-
stitutes a consent to the
sale of the vehicle at public
auction.**

**VEHICLES CAN BE RE-
CLAIMED 24/7**

1st Notice: ABANDON VE-
HICLES TO BE SOLD IN 45
DAYS FROM THE DATE OF
THIS NOTICE AT:
7203 S CENTRAL EXPWY
DALLAS TX, 75216. TOW
FEE \$121.00, NOTIFICATION
FEE \$50.00, IMPOUNDMENT
FEE \$22.85, A DAILY STOR-
AGE CHARGE OF \$22.85 A
DAY, PLUS SALES TAX.
CAR#, MAKE, MODEL, YR,
VIN, TOTAL CHARGES,
DATE TOWED,
263803 Ford F-150
2 0 0 1
1FTRW07L41KE14460
\$193.32 12/19/2024

12/23

BID
NOTICES

The Carrollton-Farmers
Branch ISD is soliciting Re-
quest for Proposals from the
Purchasing Office at 1505
Randolph Street, Carrollton,
Texas 75006 until:
**3:00PM, Monday, January 6,
2025 for RFP 2024-12-065**
2018 Bond RTU Purchase
(Huie, Grimes, Services
Center, and ESDC).

Additional information may
be obtained by calling 972-
968-6330 or by accessing the
Purchasing website at
<https://www.cfbisd.edu/departments/purchasing>. Vendors
must be a member of our Lon-
Wave system, a one-time free
registration is required to ac-
cess and complete the bid. All
specifications, evaluation cri-
teria and instructions can be
found in the system at
[https://cfbpurchasing.ion-
wave.net/Login.aspx](https://cfbpurchasing.ion-wave.net/Login.aspx). Please
reference the above listed bid.
And also until

**3:00PM, Monday, January 6,
2025 for RFP 2024-12-066**
2023 Bond RTU Purchase
(Round 2).

Additional information may
be obtained by calling 972-
968-6330 or by accessing the
Purchasing website at
<https://www.cfbisd.edu/departments/purchasing>. Vendors
must be a member of our Lon
Wave system, a one-time free
registration is required to ac-
cess and complete the bid. All
specifications, evaluation cri-
teria and instructions can be
found in the system at
[https://cfbpurchasing.ion-
wave.net/Login.aspx](https://cfbpurchasing.ion-wave.net/Login.aspx). Please

reference the above listed bid

12/16,12/23

REQUEST FOR BIDS/PRO-
POSALS

Request for Bids will be re-
ceived and opened by the Dal-
las College Procurement
Department, phone 972/860-
7771 via **Electronic Submis-
sion**. Due **February 24, 2025,**
no later than 2:00 pm. RFQ-
2024-807687, The Dallas
**College Downtown Develop-
ment Project, Dallas, TX.**
Buyer: Joana Rangel; Adver-
tising on 12/16/24 & 12/23/24.
Note: Bid documents can be
downloaded through our new
**online bidding and eProcure-
ment Sourcing system,**
**Workday at [https://dallas-
college-public-
portal.us.workdaysspend.co](https://dallas-college-public-portal.us.workdaysspend.com)**
m.

12/16,12/23

CITY OF
GARLAND

The City of Garland is ac-
cepting bids for **Bid 0083-25**
2023 Alley and Wastewater
Improvements. Bid docu-
ments are available at garlandtx.ionwave.net or by
calling 972-205-2415. Public
bid opening: 1/14/25 3:00 pm
CST at 200 North Fifth St.
Garland, TX 75040.

12/16,12/23



REQUEST FOR
PROPOSAL 303-25
MEP CONTRACTED SER-
VICES WITH PARTS

The Garland Independent
School District (GISD) will be
accepting proposals for MEP
Contracted Services with
Parts until 1:00 P.M., January
23, 2025 at the GISD Pur-
chasing Construction Bond
Department, 701 N. First
Street, Garland, Texas 75040.

Beginning December 20,
2024, the CSP information will
be available at:

[https://garlandisd.net/con-
nect/how-do-business-us/cur-
rent-bidrfp-opportunities](https://garlandisd.net/connect/how-do-business-us/current-bidrfp-opportunities)

**NOTE: GISD is closed De-
cember 23, 2024 – January
3, 2025.**

12/20,12/23

CITY OF
GARLAND

The City of Garland is ac-
cepting bids for **Bid 0083-25**

2023 Alley and Wastewater
Improvements. Bid docu-
ments are available at garlandtx.ionwave.net or by
calling 972-205-2415. Public
bid opening: 1/14/25 3:00 pm
CST at 200 North Fifth St.
Garland, TX 75040.

12/23,12/30



Change in Dallas
**County's Solicita-
tion Platform**
Effective December
19, 2024, Dallas
County Purchasing
**Department transi-
tioned to BidNet for**
its bidding platform,
please visit
**[https://www.dallas-
county.org/depart-
ments/purchasing/](https://www.dallas-county.org/departments/purchasing/)**
**for transition infor-
mation.**

12/23,12/30,1/6

PUBLIC
NOTICES

LEGAL NOTICE:

Village Tech Schools and
Eagle Advantage Schools, Inc.
dba Advantage Academy
sealed proposal for vended
meals will be received at 618
West Wheatland Rd, Dun-
canville, TX 75116 until 4 pm
on Thursday, January 13,
2025, and will then be publicly
opened 4:15 pm the same
day. Village Tech Schools and
Eagle Advantage Schools, Inc.
reserves the right to accept or
reject any or all proposals as
may be deemed in the best in-
terest of both school districts.
To obtain a copy of the Re-
quest for Proposal, contact:
David Williams, Superintendent,
at 214-276-5820 or email
at dwilliams@villagetechnschools.org.

12/16,12/23

CITY OF
UNIVERSITY PARK

PLANNING AND ZONING
COMMISSION
UNIVERSITY PARK, TEXAS
PUBLIC HEARING
NOTICE

January 14, 2025

The Planning and Zoning
Commission of the City of Uni-
versity Park will hold a public
hearing at 5:00 PM on **Tues-
day, January 14, 2025,** in the

LEGAL NOTICES
CONTINUED

Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following item(s):

• PZ 25-001: Applicant Stuart Markussen, with RLG Consulting Engineers, representing University Park United Methodist Church requesting to amend the detailed site plan for Planned Development District 20 to allow for the addition of a new metal trellises and masonry seat walls on the church campus. The subject site located at 4024 Caruth Boulevard.

• PZ 25-002: Applicant Laura Lee Gunn, with Masterplan, representing Debouille Diamonds requesting the creation of a Planned Development District with a detailed site plan for the property located at 6821 Preston Road.

12/23

TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS

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 Chandragiri LLC dba Bhetghat Restaurant Bar and Banquet at 1800 Valley View Ln Suite 104, Dallas County, Irving, TX 75061.

Indira Neupane - Manager
Rajan Prashad Shah - Manager

12/20,12/23

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Wine and Malt Bever-

age Retailer's Permit (BG) (Wine and Malt Beverage Retailer's Permit On-Premise Permit) for Dallas Tacos DG LLC dba Tacos Al Carbon at 1916 Walnut Plaza, Ste 100, Carrollton, Dallas County, TX 75006.
Efrain Diaz Tejeda - Manager

12/20,12/23

Application has been made with the Texas Alcoholic Beverage Commission for a Wine-Only Package Store Permit (Q) for Randall's Beverage Company, Inc. dba Tom Thumb #3597 at 11920 Preston Rd, Dallas, Dallas County, TX 75230.

Patrick McCarty, President/Vice Pres/Director
Suellen Smith, Assistant Secretary
Cody Matthew Perdue, Treasurer
Bradley Reed Beckstrom, Secretary

12/20,12/23

APPLICATION HAS BEEN MADE TO THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A WINE AND MALT BEVERAGE RETAILER'S PERMIT (BG) AND FOOD AND BEVERAGE CERTIFICATE (FB) FOR LENORE'S BAGELS UNIT 1, LLC, DBA LENORE'S BAGELS, LOCATED AT 13500 MIDWAY ROAD, STE 115, FARMERS BRANCH, DALLAS COUNTY, TX 75244. BRAMMER HOSPITALITY, LLC, MANAGER; SETH BRAMMER, MANAGER OF THE MANAGING ENTITY.

12/20,12/23

Application has been made with the Texas Alcoholic Beverage Commission for a Brewer's License (BW) for Bishop Cider Company, LLC dba Bishop Cider at 2777 Irving Blvd. Ste 200, Dallas, Dallas County, Texas 75207.

Joel Malone - Manager

12/23,12/24

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 SURMA ENTERPRISE LLC dba SURMA GROCERY AND ETHIOPIAN COUISINE at 2425 W. WALNUT ST #200 GARLAND TX 75042.
YARED GEBEYEHU - OWNER/MANAGER

12/23,12/24

Application has been made for a Texas Alcoholic Beverage Commission for Mixed Beverage with Food and Beverage Certificate for TRUEWELL RESTAURANT GROUP, LLC d/b/a OMI KOREAN GRILL, to be located at 2625 OLD DENTON RD STE 326, Carrollton, Dallas County, Texas.

Officer of said TRUEWELL RESTAURANT GROUP, LLC is Samuel Shin as Manager

12/23,12/24



NOTICE TO CREDITORS

Notice to Creditors For THE ESTATE OF MYRTLE MARIE WORDEN, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of MYRTLE MARIE WORDEN, Deceased were granted to the undersigned on the 16th of DECEMBER, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to JERRY DALE SMITH within the time prescribed by law. My address is 6918 PICKRELL DRIVE DALLAS, TEXAS 75227 Independent Executor of the Estate of MYRTLE MARIE WORDEN Deceased. CAUSE NO. PR24-03886-1

12/23

Notice to Creditors For THE ESTATE OF CLAYTON ANTHONY RATH, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of CLAYTON ANTHONY RATH, Deceased were granted to the undersigned on the 17th of December, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to GARY ARDELL RATH within the time prescribed by law. My address is 230 E. Hunt St, Suite 101 McKinney, TX 75069 Independent Administrator of the Estate of Clayton Anthony Rath Deceased. CAUSE NO. PR-24-02792-2

12/23

CAUSE NO. PR-24-03140-1 IN THE ESTATE OF SHARON RODGERS, DECEASED

IN THE PROBATE COURT NUMBER ONE (1) OF DALLAS COUNTY, TEXAS NOTICE TO CREDITORS, NOTICE OF LETTERS TESTAMENTARY AND APPOINTMENT OF INDEPENDENT EXECUTOR

Notice is hereby given that on November 18, 2024, Letters of Testamentary upon the Estate of Sharon Rodgers, Deceased, were granted to the Independent Executor, Brian Eric Rodgers, by the Honorable Probate Court Number One (1) of Dallas County,

Texas, in Cause No. PR-24-03140-1, pending upon the Docket of said Court.

All persons having claims against said Estate are hereby required to present the same within the time prescribed by law to Brian Eric Rodgers, at the post office address of the attorney for the said Independent Executor being as shown below:

Estate of Sharon Rodgers, Deceased
Ford + Bergner LLP
c/o Don D. Ford III
901 Main Street, 33rd Floor
Dallas, Texas 75202

Respectfully Submitted,
FORD + BERGNER LLP
/s/ DON D. FORD III
DON D. FORD III
901 Main Street, 33rd Floor
Dallas, Texas 75202
Ph: 214-789-0887
Fx: 214-789-0888
TBA #24002101
dford@fordbergner.com
Attorneys for Independent Executor Brian Eric Rodgers

12/23

Notice to Creditors For THE ESTATE OF SUSAN ELIZABETH KINDLEY, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of SUSAN ELIZABETH KINDLEY, Deceased were granted to the undersigned on the 10th of December, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to David Welfred Kindley within the time prescribed by law.

My address is David Welfred Kindley, Independent Executor of the Estate of Susan Elizabeth Kindley, c/o Erny Simmons; Glast, Phillips, Murray & Zopolsky, 14801 Quorum Dr., Ste. 500, Dallas, TX 75254

Independent Executor of the Estate of SUSAN ELIZABETH KINDLEY Deceased. CAUSE NO. PR-24-01476-2

12/23

PROBATE CITATIONS

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-04075-2 By publication of this Citation in some newspaper published in the County of Dallas, for

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Robert Lavern Doumecq, Sr., 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, December 30, 2024, to answer the Application To Probate Will And For Issuance Of Letters Testamentary filed by Teresa Rene Perry, on the December 05, 2024**, in the matter of the **Estate of: Robert Lavern Doumecq, Sr., Deceased, No. PR-24-04075-2**, and alleging in substance as follows:

Applicant alleges that the decedent died on October 26, 2024, in Collin County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Robert Lavern Doumecq, Sr., Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 17, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

12/23

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-02665-2**

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 Franklin Scott Caldwell, 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, December 30, 2024, to answer the First Amended Application For Determination of Heirship and Independent Administration filed by William S. Caldwell and Rachel P. Caldwell, on the December 02, 2024**, in the matter of the **Estate of: Franklin Scott Caldwell, Deceased, No. PR-24-02665-2**, and alleging in substance as follows:

Applicant alleges that the decedent died on December 09, 2023 in Dallas, Dallas County, Texas, and prays that

the Court hear evidence sufficient to determine who are the heirs of **Franklin Scott Caldwell, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 18, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

12/23

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-23-03997-2**

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 Erik Gordon Swanson, 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, December 30, 2024, to answer the Fifth Amended Application For Determination Of Heirship and order Of No Administration filed by Marilyn Melinda Wofford Swanson a/k/a Linda W. Swanson, on the December 17, 2024**, in the matter of the **Estate of: Erik Gordon Swanson, Deceased, No. PR-23-03997-2**, and alleging in substance as follows:

Applicant alleges that the decedent died on February 16, 2021, in Unknown, and prays that the Court hear evidence sufficient to determine who are the heirs of **Erik Gordon Swanson, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 17, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

12/23

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-23-02441-2**

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 Helen Johnson Stewart, 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 Mon-

day after service hereof is perfected, to wit: **Monday, December 30, 2024, to answer the Application For Appointment Of Third Party Dependent Administrator And For Letters Of Administration With Will Annexed filed by Johnny Dell Johnson, on the December 16, 2024**, in the matter of the **Estate of: Mary Helen Johnson Stewart, Deceased, No. PR-23-02441-2**, and alleging in substance as follows:

Applicant alleges that the decedent died on April 12, 2023, in Mesquite, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Mary Helen Johnson Stewart, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 16, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

12/23

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-22-04350-2**

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 Tomasa Noemi Lemus, 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, December 30, 2024, to answer the First Amended Application to Determine Heirship filed by Edgardo Chavez, on the December 13, 2024**, in the matter of the **Estate of: Tomasa Noemi Lemus, Deceased, No. PR-22-04350-2**, and alleging in substance as follows:

Applicant alleges that the decedent died on September 20, 2022 in Tamarindo Metapan, Santa Ana, El Salvador, and prays that the Court hear evidence sufficient to determine who are the heirs of **Tomasa Noemi Lemus, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 16, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alexis Cabrales, Deputy

12/23

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-04150-3**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Rodney Lee Mendez, Deceased**, are cited to be and appear before the Probate Court No. 3 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, December 30, 2024, to answer the Application For Letters Of Independent Administration And Heirship Determination filed by Sandra Mendez, on the December 16, 2024**, in the matter of the **Estate of: Rodney Lee Mendez, Deceased, No. PR-24-04150-3**, and alleging in substance as follows:

Applicant alleges that the decedent died on September 16, 2024 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Rodney Lee Mendez, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 17, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Lupe Perez, Deputy

12/23

**CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-04141-3**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Kenneth Gregg Robison, Deceased**, are cited to be and appear before the Probate Court No. 3 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, December 30, 2024, to answer the Application to Determine Heirship (After Fout Years) filed by Thomas Craig Robison, on the December 16, 2024**, in the matter of the **Estate of: Kenneth Gregg Robison, Deceased, No. PR-24-04141-3**, and alleging in substance as follows:

Applicant alleges that the decedent died on September 06, 2018 in Garland, Dal-

las County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Kenneth Gregg Robison, 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, December 16, 2024 **JOHN F. WARREN**, County Clerk
Dallas County, Texas
By: Alante Williams, Deputy

12/23

**CITATIONS BY
PUBLICATION**

**UNITED STATES
DISTRICT COURT
for the**

**Northern District of Texas
Dallas Division
Bank of New York Mellon
Trust Company, N.A.
as Trustee for Mortgage Assets Management Series I
Trust Plaintiff**

**v.
Ruby Jewell Dabney, et al.
Defendant
Civil Action No.
3:18-cv-1606-M-BK
SUMMONS IN A CIVIL
ACTION**

To: Ruby Jewell Dabney
A Lawsuit has been filed against you.

Within 42 days after the issuance of this summons, you (and each of you) must appear before the United States District Court for the Northern District of Texas, Dallas Division, at the Courthouse being located at U.S. Courthouse, 1100 Commerce Street, Room 1452, Texas 75242, by filing a written answer, or a motion under Rule 12 of the Federal Rules of Civil Procedure, on or before the first Monday next after the expiration of forty-two days from the date of the issuance of this summons, to Plaintiff's Fourth Amended Complaint filed in said court, on May 22, 2024 in Civil Action number 3:18-cv-1606-M-BK and styled Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage As-

LEGAL NOTICES
CONTINUED

sets Management Series I Trust v. Ruby Jewell Dabney and Shebrena Ann Dabney. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Crystal G. Gibson
Mackie Wolf Zientz & Mann,
PC 14160 N. Dallas Pkwy.,
Suite 900 Dallas, Texas
75254
Phone: (214) 635-2650
Fax (214) 635-2686

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint.

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

This is an in rem proceeding seeking court approval to foreclose on the real property located at 4249 Huckleberry Circle, Dallas, Texas 75216, and more particularly described as:

LOT 2, BLOCK 1/6002, OF SECOND INSTALLMENT OF MARSALIS PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 61, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS."

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

Date: 12/03/2024
CLERK OF COURT
/s/ K. Brown
Signature of Clerk or Deputy Clerk

12/9,12/16,12/23,12/30

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
FERNANDO VICTORIA
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 3RD DAY OF FEBRUARY, 2024**, at or before ten o'clock A.M. before the Honorable **298TH 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 **SECOND AMENDED PETITION** was filed in said court, **ON THIS THE 1ST DAY OF AUGUST, 2024**, in this cause, numbered **DC-23-19409** on the docket of said Court, and styled: **ONCOR ELECTRIC DELIVERY COMPANY LLC**, Petitioner vs. **FERNANDO VICTORIA AND JOHN DOE** Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF ONCOR ELECTRIC DELIVERY COMPANY LLC FILED ITS ORIGINAL PETITION AGAINST DEFENDANT FERNANDO VICTORIA AND JOHN DOE ON NOVEMBER 16, 2023, FOR DAMAGES TOTALING \$17,774.61. INITIAL DAMAGES OCCURRED ON NOVEMBER 27, 2021, WHEN FERNANDO VICTORIA'S VEHICLE WAS ENTRUSTED TO ITS AGENT, AN UNIDENTIFIED PERSON ("JOHN DOE") WHO WHILE DRIVING RECKLESSLY AND INCOMPETENTLY COLLIDED WITH A UTILITY POLE AND ATTACHED UTILITY RELATED MATERIALS OWNED BY ONCOR WITH SUCH FORCE AND SPEED THAT CAUSED SEVERE DAMAGE TO THE PROPERTY AND REQUIRED REPAIR.

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 17TH DAY OF DECEMBER, 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

12/23,12/30,1/6,1/13

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
TO: **JOSE LUIS HURTADO DORADO** RESPONDENT:

You have been sued. You may employ an attorney. If you

or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The **FIRST AMENDED PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP** of **MARISOL ESPINO DOMINGUEZ**, Petitioner, was filed in the **255TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, **ON THIS THE 24TH DAY OF SEPTEMBER, 2024**, against **JOSE LUIS HURTADO DORADO** Respondent, numbered **DF-24-00792** and entitled "In the Interest of **A.G.H.E.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **A.G.H.E. DOB: NOVEMBER 16, 2008 POB: NOT STATED.**

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 17TH DAY OF DECEMBER, 2024**.

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

12/23

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
TO: **PEDRO LUIS LEDEZMA CORENO** RESPONDENT:

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

10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The Petition of **ALICIA MEJIA HERNANDEZ**, Petitioner, was filed in the **254TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, **ON THIS THE 11TH DAY OF SEPTEMBER, 2024**, against **PEDRO LUIS LEDEZMA CORENO** Respondent, numbered **DF-24-13077** and entitled "In the Interest of **J.P.L.M.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **J.P.L.M. DOB: 03. 27.2008 POB: NOT STATED.**

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 17TH DAY OF DECEMBER, 2024**.

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

12/23



**CITATION
BY PUBLICATION**
THE STATE OF
TEXAS
TO: **CONSTANCE WORTHAM** RESPONDENT:

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

next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The Petition of **TERENCE DEMONTE WILLIAMS**, Petitioner, was filed in the **303RD DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, **ON THIS THE 5TH DAY OF DECEMBER, 2024**, against **C O N S T A N C E WORTHAM** Respondent, numbered **DF-24-17419** and entitled "In the Interest of **T.W.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **T.N.W. DOB: 10/08/2020 POB: NOT STATED.**

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 16TH DAY OF DECEMBER, 2024**.

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

12/23



LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

To: DUSTIN MARLER, and to all whom it may concern, Respondent(s)
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of twenty days, same being Monday, 20th day of January, 2025 after you were served this citation and petition, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 304th District Court at the Juvenile Justice Center, 2600 Lone Star Drive, Dallas, Texas 75212-6307. The Petition of PATRICIA ANN HERNANDEZ Petitioner, was filed in the 304th District Court of Dallas County, Texas on the on this the 12th day of December, 2024, against DUSTIN MARLER and to all whom it may concern, Respondent(s), and the said suit being numbered 1300833 on the docket of said Court, and entitled IN THE INTEREST OF MIA NEVAEH MARLER, CHRISTIAN JEREMY MARLER, the nature of which suit is a request to PETITION TO MODIFY THE PARENT-CHILD RELATIONSHIP. Said child MIA NEVAEH MARLER, was born the on this the 7th day of June, 2011, FEMALE, DALLAS TX, Said child CHRISTIAN JEREMY MARLER, was born on this the 7th day of June, 2011, MALE, DALLAS TX.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the City of Dallas, this the 12 day of December, 2024

ATTEST: FELICIA PITRE

Clerk of the District Courts
Dallas County, Texas

By: /s/ Saira Armendariz
SAIRA ARMENDARIZ

12/23

