

**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, August 6, 2024**

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

Description	Cause No.	Address	City	Amount	Interest	Court Cost
DALLAS COUNTY VS. JOSEFITA HERNANDEZ - 080624-34	TX-23-01069	1234 FLANDERS ST.	DALLAS	\$ 28,957.45	12%	\$ 2,094.35
DALLAS COUNTY VS. WILLIAM THOMAS KNOX - 080624-35	TX-23-00130	335 N. MARSALIS AVE.	DALLAS	\$ 54,189.14	12%	\$ 2,032.05
DALLAS COUNTY VS. L.B. HARRIS AKA LONNIE B. HARRIS - 080624-36	TX-22-01387	5922 CHELSEA AVE.	DALLAS	\$ 7,668.55	12%	\$ 1,819.24
DALLAS COUNTY VS. 3:17 REALTY INVESTMENTS LLC - 080624-37	TX-22-01387	6130 J J LEMON RD	DALLAS	\$ 15,169.43	12%	\$ 3,600.26
DALLAS COUNTY VS. JESUS GILES - 080624-38	TX-22-01735	6622 LUCY ST.	DALLAS	\$ 24,111.54	12%	\$ 8.00
DALLAS COUNTY VS. WILLIAM N. THOMPSON JR. - 080624-39	TX-19-01710	604 VERNET ST.	RICHARDSON	\$ 244,333.12	12%	\$ 3,002.00
DALLAS COUNTY VS. FRANCISCO BENITEZ - 080624-40	TX-22-01098	4114 EASTER AVE.	DALLAS	\$ 39,889.77	12%	\$ 1,615.00
DALLAS COUNTY VS. JAMES NEWSON - 080624-41	TX-23-00069	1910 LEA CREST DR.	DALLAS	\$ 51,322.03	12%	\$ 2,105.03
OVATION SERVICES LLC VS. CRESCENDA L. JACKSON - 080624-42	TX-22-00558	302 MESA WOOD DR.	GLENN HEIGHTS	\$ 49,258.31	12% & 13.25%	\$ 566.47
DALLAS COUNTY VS. OCTAVIO VILLA - 080624-43	TX-22-01526	3822 SUNNYVALE ST.	DALLAS	\$ 12,186.16	12%	\$ 1,747.59
BLUE CIEL CONDOMINIUM ASSOCIATION, INC. vs DANNY YOO - 080624-45	DC-23-19600	3130 HARWOOD ST., APT 2601	DALLAS	\$ 27,896.11	18%	\$ 366.00
4060 FARMERS BRANCH OWNERS ASSOCIATION, INC. A/K/A VITA TOWNHOMES vs MINH NGUYEN - 080624-46	DC-22-01927	4060 SPRING VALLEY RD, #103	DALLAS	\$ 27,921.07	5%	\$ 358.00
NEKO CAPITAL LLC. vs MARILYN RECINOS - 080624-47	DC-24-01147	4216 AZTEC DR.	DALLAS	\$ 3,963.35	8.5%	\$ 469.00
TEXAS COMMERCE BANK-QUOROM, NA VS. JOHNNIE RAY BAKER - 080624-48	002-C68685	2556 KATHLEEN AVE	DALLAS	\$ 5,501.80	10%	\$ 131.00
SILVER CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC. vs RANDALL THOMAS AND ERICKA THOMAS - 080624-49	DC-23-02255	609 CLUBWOOD CT.	DESOTO	\$ 9,747.27	7.75%	\$ 532.00

**SHERIFF'S SALES**



**NOTICE OF SHERIFF'S SALE (REAL ESTATE) 080624-34**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 192nd Judicial District Court on the 13th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JOSEFITA HERNANDEZ, ET AL, Defendant(s), Cause No. TX-23-01069. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 29th day of February, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1234 FLANDERS STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000299569000000 ; BEING THE EN-

TIRE WEST 50 FEET. OF LOT 1, IN BLOCK 13/3974 OF FLANDERS HEIGHTS ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED AS VOLUME 94149 PAGE 4073 OF THE DISTRICT COURT RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1234 F L A N D E R S STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2010, 2014 - 2023=\$2,553.90, PHD: 2010, 2014-2023=\$2,828.82, DALLAS COLLEGE: 2010, 2014-2023=\$1,307.56, DCSEF: 2010, 2014-2022=\$95.65, DALLAS ISD: 2010, 2014 - 2023=\$13,594.23, CITY OF DALLAS: 2010, 2014-2023=\$8,436.76, CITY OF DALLAS WEED LIENS W1000186181 = \$ 5 8 . 3 8 , W1000215999 = \$ 3 1 8 . 8 9 , W1000177751 =

\$ 1 1 . 1 4 , W1000233858 = \$166.47. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$28,957.45 and 12% interest thereon from 02/29/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,094.35 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A

PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." 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  
SHERIFF'S SALES  
CONTINUED ON NEXT PAGE

SHERIFF'S SALES  
CONTINUED

SE VENDE COMO ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024.  
MARIAN BROWN  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



NOTICE OF SHERIFF'S SALE (REAL ESTATE)  
080624-35

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 12th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. WILLIAM THOMAS KNOX, ET AL, Defendant(s), Cause No. TX-23-00130. To

me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 27th day of March, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 335 NORTH MARSALIS AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000250966000000 ; LOT 7, BLOCK 76/3057 OF C.E. BROWN SUBDIVISION OF LOTS 4 AND PART OF LOT 2, BLOCK 75 AND LOTS 4 AND 5, BLOCK 76 OF THE ORIGINAL CITY OF OAK CLIFF, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED AS INSTRUMENT NUMBER 200600282292 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 335 NORTH MARSALIS AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2017-2023=\$4,773.35, PHD: 2017-2023=\$5,270.61, DALLAS COLLEGE: 2 0 1 7 - 2023=\$2,480.30,

me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 27th day of March, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 335 NORTH MARSALIS AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000250966000000 ; LOT 7, BLOCK 76/3057 OF C.E. BROWN SUBDIVISION OF LOTS 4 AND PART OF LOT 2, BLOCK 75 AND LOTS 4 AND 5, BLOCK 76 OF THE ORIGINAL CITY OF OAK CLIFF, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED AS INSTRUMENT NUMBER 200600282292 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 335 NORTH MARSALIS AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2017-2023=\$4,773.35, PHD: 2017-2023=\$5,270.61, DALLAS COLLEGE: 2 0 1 7 - 2023=\$2,480.30,

DCSEF: 2017-2022=\$176.47, DALLAS ISD: 2 0 1 7 - 2023=\$25,622.56, CITY OF DALLAS: 2 0 1 7 - 2023=\$15,744.24, CITY OF DALLAS SECURE CLOSURE LIENS S900018971=\$ 2 5 2 . 4 1 , \$ 9 0 0 0 1 6 5 9 5 = \$ 3 7 2 . 0 5 , \$ 9 0 0 0 1 6 4 7 2 = \$373.20.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$54,189.14 and 12% interest thereon from 03/27/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,032.05 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 COUN-

SEL." "LA PROPIEDAD SE VENDE COMO ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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GIVEN UNDER MY HAND this 21st day of June, 2024.  
MARIAN BROWN  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



NOTICE OF SHERIFF'S SALE (REAL ESTATE)  
080624-36

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 12th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. L. B. HARRIS, A/K/A LONNIE B. HARRIS, ET AL, Defendant(s), Cause No. TX-22-01387, JUDGMENT PRIOR TO JUDG-

MENT NUNC PRO TUNC IS FEBRUARY 15, 2023. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 15th day of February, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 5922 CHELSEA AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000641875000000 ; BEING LOT THIRTEEN (13), BLOCK THREE (3), A L A M E D A HEIGHTS, NO. 2 ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 69126 PAGE 1827 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 5922 CHELSEA AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2002-2022=\$662.30, PHD: 2002-2022=\$757.81, DALLAS COLLEGE: 2002-2022=\$306.64, DCSEF: 2002-2022=\$24.02, DAL-

MENT NUNC PRO TUNC IS FEBRUARY 15, 2023. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 15th day of February, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 5922 CHELSEA AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000641875000000 ; BEING LOT THIRTEEN (13), BLOCK THREE (3), A L A M E D A HEIGHTS, NO. 2 ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 69126 PAGE 1827 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 5922 CHELSEA AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2002-2022=\$662.30, PHD: 2002-2022=\$757.81, DALLAS COLLEGE: 2002-2022=\$306.64, DCSEF: 2002-2022=\$24.02, DAL-

**SHERIFF'S SALES**  
**CONTINUED**

LAS ISD: 2002-2022=\$3,823.47, CITY OF DALLAS: 2002-2022=\$2,194.07.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$7,668.57 and 12% interest thereon from 02/15/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,819.24 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."

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"LA PROPIEDAD SE VENDE COMO ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IM-

PLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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GIVEN UNDER MY HAND this 21st day of June, 2024.  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



**NOTICE OF SHERIFF'S SALE (REAL ESTATE)**  
080624-37

BY VIRTUE OF AN Order of Sale issued out of the Honorable 95th Judicial District Court on the 10th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. 3:17 REALTY INVESTMENTS, LLC, ET AL, Defendant(s), Cause No. TX-21-00858 COMBINED W/TX-12-30902 (TRACT NO.1), JUDGMENT DATE IS MAY 30, 2013. To me, as sheriff, directed and delivered, I have levied upon this 21st day

of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 30th day of May, 2013, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 6130 J J LEMMON ROAD, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000800173000300 ; BLOCK 8256 IN TRACT 1.3 OF 1 J.J. LEMMON ROAD, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201800249725 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 6130 J J LEMMON ROAD, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS 75241. TX-21-00858: DALLAS COUNTY: 2013-2023=\$223.88, PHD: 2013-2023=\$257.89, DALLAS COLLEGE: 2013-2023=\$114.50, DCSEF: 2013-2022=\$8.99, DALLAS ISD: 2002-2023=\$1,184.44, CITY OF DALLAS: 2013-2023=\$729.67, CITY OF DALLAS LIENS: WEED LIENS W1000232545=\$217.44, W1000212624=\$249.47, LITTER

LIEN L1000236203=\$147.99, TX-12-30902 TR 1: DALLAS COUNTY: 1992-2012=\$884.15, CITY OF DALLAS: 1992-2012=\$2,932.40, DALLAS ISD: 2006-2012=\$1,065.04, D C E D : 1992=\$156.80, DCCCD: 1992-2012=\$265.54, DCSEF: 1992-2012=\$26.23, WILMER HUTCHINS ISD: 1992-2005=\$5,420.95, PHD: 1992-2012=\$940.87, CITY OF DALLAS WEED LIEN W1000091861/L B R W - 970049608=\$348.23.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$15,169.43 and 12% interest thereon from 05/30/2013 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,600.26 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024.  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



**NOTICE OF SHERIFF'S SALE (REAL ESTATE)**  
080624-38  
BY VIRTUE OF AN Order of Sale issued

SHERIFF'S SALES  
CONTINUED

out of the Honorable 14th Judicial District Court on the 14th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JESUS GILES, ET AL, Defendant(s), Cause No. TX-22-01735. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 30th day of October, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 6622 LUCY STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000550534000000 ; LOT 30, BLOCK 6250, SPROSS SUBDIVISION NO. 2, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 2005175 PAGE 2525 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 6622 LUCY STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2016, 2022=\$2,109.38, PHD: 2016, 2018-

2022=\$2,337.36, DALLAS COLLEGE: 2016, 2018-2022=\$1,103.24, DCSEF: : 2016, 2018-2022=\$90.63, DALLAS ISD: 2016, 2018-2022=\$11,499.58, CITY OF DALLAS: 2016, 2018-2022=\$6,971.35, CREDITS FROM DATE OF JUDGMENT \$4,830.00 FOR YEARS 2016, 2018-2019.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$24,111.54 and 12% interest thereon from 10/30/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$8.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 080624-39

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 17th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. WILLIAM N. THOMPSON JR., ET AL, Defendant(s), Cause No. TX-19-01710, JUDGMENT PRIOR

TO NUNC PRO TUNC IS NOVEMBER 29, 2023. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 29th day of November, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 604 VERNET STREET, RICHARDSON, DALLAS COUNTY, TEXAS. ACCT. NO. 42116500050090000; LOT 9, BLOCK E, OF NORTHRICH WEST ADDITION, FIRST INSTALLMENT, AN ADDITION IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 5222 PAGE 306 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 604 VERNET STREET, THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2000-2022=\$10,978.32, PHD: 2000-2022=\$13,218.76, DALLAS COLLEGE: 1999-2022=\$6,504.11, DCSEF: 2000-2022=\$445.83, RICHARDSON ISD:

1999-2022=\$45,555.37, CITY OF DALLAS: 1992-2022=\$100,530.51, CITY OF RICHARDSON LIENS MOWING AND CUTTING WEEDS AND GRASS LIENS #34019= \$1,179.98, #45716= \$538.71, #45887= \$407.67, #45978= \$508.82, #46030= \$696.42, #46061= \$395.95, #46341= \$375.90, #46432= \$453.68, #46455= \$370.12, #46483= \$367.23, #46630= \$3,467.08, #46677= \$358.56, #46693= \$100.24, #46825= \$57,879.86.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$244,333.12 and 12% interest thereon from 11/29/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,002.00 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

SHERIFF'S SALES CONTINUED

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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 080624-40

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 14th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. FRANCISCO BENITEZ, ET AL, Defendant(s), Cause No. TX-22-01098, JUDGMENT PRIOR TO NUNC PRO TUNC IS JANUARY 18, 2023. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffssaleauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 18th day of January, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 4114 EASTER AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000354907000000 ; LOT 1, BLOCK 3/5018, 75 FEET BY 150 FEET, EASTER 150FR FORDHAM, OF OAK CLIFF GARDENS ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE SPECIAL WARRANTY DEED

RECORDED IN VOLUME 91048 PAGE 3477 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4114 EASTER AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 0 4 - 2020=\$1,039.49, PHD: 2004-2020=\$1,188.90, DCCCD: 2004-2020=\$471.90, DCSEF: 2004-2020=\$36.13, DALLAS ISD: 2 0 0 4 - 2020=\$5,914.12, CITY OF DALLAS: 2 0 0 4 - 2020=\$3,412.61, CITY OF DALLAS LIENS: DEMOLITION LIEN D700002203/ LBRD-970000979=\$9,979.56, SECURE CLOSURE LIEN S900006643/ LBRD-970000434=\$1,246.60, S900006645/ L B R S - 970001119=\$736.66, S900006644/ LBRD-9700001051=\$515.48 W1000163871=\$371.38, W1000175902=\$213.69, W1000220522=\$155.69, W1000046455/ L B R W - 30722=\$521.49, W1000046597/ L B R W - 970014338=\$390.51, W1000217240=\$263.66, W1000203822=\$169.49, W1000206251=\$292.62, W1000214419=\$263.19, W1000215623=\$306.26, W1000196354=\$254.34, W1000046735/ L B R W - 970054297=\$466.37, W1000161535=\$433.57, W1000200488=\$236.39, W1000182384=\$298.70, W1000201086=\$207.27, W1000184294=\$268.87, W1000188333=\$224.38, W1000188387=\$245.18, W1000154830=\$356.86, W1000130702=\$453.89, W1000046769/ L B R W - 970054370=\$507.47, W1000155612=\$345.31, W1000177524=\$358.22, W1000174280=\$277.53, W1000152359=\$386.28, W1000046701/ L B R W -

970068706=\$452.87, W1000149415=\$475.88, W1000142136=\$396.60, W1000132940=\$601.05, W1000046667/ L B R W - 970063155=\$455.87, W1000046563/ L B R W - 970048809=\$589.93, W1000046490/ L B R W - 970016627=\$1,841.08, W1000046525/ L B R W - 970029408=\$487.54, W1000046632/ L B R W - 970014982=\$393.85, HEAVY CLEAN L I E N S HC1000220237=\$148.41, HC1000219154=\$189.69, HC1000219978=\$148.13, HC1000198764=\$604.45, HC1000211167=\$294.66.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$39,889.77 and 12% interest thereon from 01/18/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,615.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

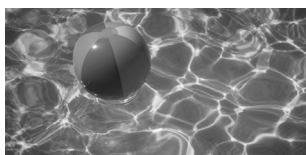
FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

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"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024. MARIAN BROWN Sheriff Dallas County, Texas By: Billy House #517 & Larry Tapp #411 Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



SHERIFF'S SALES  
CONTINUED



NOTICE OF  
SHERIFF'S SALE  
(REAL ESTATE)  
080624-41

BY VIRTUE OF AN Order of Sale issued out of the Honorable 134th Judicial District Court on the 14th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JAMES NEWSON, Defendant(s), Cause No. TX-23-00069. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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: 1910 LEA CREST DRIVE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000032022400000 ; LOT 16, BLOCK 2/4381 OF THE LEA CREST ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 84203 PAGE 1700 OF THE DEED RECORDS OF DAL-

LAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1910 LEA CREST DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2002-2006, 2014-2023=\$2,817.52, PHD: 2002-2006, 2014-2023=\$3,323.98, DALLAS COLLEGE: 2002-2006, 2014-2023=\$1,262.05, DCSEF: 2002-2006, 2014-2022=\$90.88, DALLAS ISD: 2002-2006, 2014-2023=\$14,004.96, CITY OF DALLAS: 2002-2006, 2014-2023=\$9,507.02, CITY OF DALLAS LIENS: DEMOLITION LIEN D 7 0 0 0 0 5 2 8 8 = \$15,579.83, SECURED CLOSURE LIEN S900015235= \$1,186.44, WEED LIENS W 1 0 0 0 1 8 2 9 9 0 = \$ 2 9 8 . 2 2 , W 1 0 0 0 1 8 8 5 6 7 = \$ 2 4 6 . 7 7 , W 1 0 0 0 1 9 5 2 7 2 = \$ 3 9 8 . 9 5 , W 1 0 0 0 2 3 4 1 8 3 = \$ 1 7 7 . 1 2 , W 1 0 0 0 2 0 5 6 4 0 = \$ 3 6 3 . 6 2 , W 1 0 0 0 2 0 6 0 2 0 = \$ 2 5 0 . 8 5 , W 1 0 0 0 2 0 7 0 0 7 = \$ 2 0 1 . 6 8 , W 1 0 0 0 2 1 0 7 7 6 = \$ 1 6 6 . 3 9 , W 1 0 0 0 2 1 7 3 5 1 = \$ 1 6 6 . 1 3 , W 1 0 0 0 2 2 9 3 5 5 = \$ 2 1 5 . 0 2 , W 1 0 0 0 1 7 9 3 9 6 = \$ 4 7 0 . 8 9 , W 1 0 0 0 1 6 6 8 3 7 = \$ 4 0 0 . 1 6 , W 1 0 0 0 2 0 2 0 6 7 = \$371.58.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$51,322.03 and 12% interest thereon from 05/07/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,105.03 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, 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."

"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."

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

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

GIVEN UNDER MY HAND this 21st day of June, 2024. **MARIAN BROWN** Sheriff Dallas County, Texas By: **Billy House #517 & Larry Tapp #411** Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 080624-42

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 6th day of June, 2024, in the case of plaintiff OVATION SERVICES, LLC, Plaintiff, vs. CRESCENDA L. JACKSON, Defendant(s), Cause No. TX-22-00558. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 6th day of May, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 302 MESA WOOD DR., GLENN HEIGHTS, DALLAS COUNTY, TEXAS. TAX A C C O U N T : 27226050050130000; LOT 13. BLOCK 5. THE MESA PHASE V. SECTION 2. AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS. ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85200. PAGE 907. MAP RECORDS. DALLAS COUNTY, TEXAS. OVATION SERVICES LLC: 2017-2020=\$34,388.07 @

13.250% INTEREST PER ANNUM, DALLAS COUNTY: 2021-2023=\$1,350.19, PHD: 2021-2023=\$1,451.18, DALLAS COLLEGE: 2021-2023=\$713.65, DCSEF: 2021-2023=\$41.72, DESOTO ISD: 2021-2023=\$6,762.05, CITY OF GLENN HEIGHTS: 2001-2023=\$5,027.92.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$49,258.31 and 12% & 13.250% interest thereon from 05/06/2024 in favor of OVATION SERVICES LLC and all cost of court amounting to \$556.47 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 [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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA



**SHERIFF'S SALES**  
**CONTINUED**

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

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024.  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25



**NOTICE OF SHERIFF'S SALE (REAL ESTATE)**  
**080624-43**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 18th day of June, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. OCTAVIO VILLA, ET AL, Defendant(s), Cause No. TX-22-01526. To me, as sheriff, directed and delivered, I have levied upon this 21st day of June, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August, 2024 it being the 6th 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 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: 3822 S U N N Y V A L E STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000050662300000; LOT 51C LUTHER GORDON, SITUATED IN CITY BLOCK 6080 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT N U M B E R 201300298383 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 3822 S U N N Y V A L E STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2009-2010, 2013-2023=\$997.13, PHD: 2009-2010, 2 0 1 3 - 2023=\$1,118.13, DCCCD N/K/A DALLAS COLLEGE: 2009-2010, 2 0 1 3 - 2023=\$506.79, DCSEF: 2009-2010, 2013-2022=\$35.75, DALLAS ISD: 2009-2010, 2013-2023=\$5,320.23, CITY OF DALLAS: 2009-2010, 2013-2023=\$3,289.67, CITY OF DALLAS LIENS: WEED W1000156455=\$367.71, HEAVY CLEAN LIENS HC1000211413=\$407.51, HC1000198453=\$298.83.

Said property being levied on as the property of aforesaid defen-

dant and will be sold to satisfy a judgment amounting to \$12,186.16 and 12% interest thereon from 05/07/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,747.59 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARAN-

TIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this 21st day of June, 2024.  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25

**NOTICE OF SHERIFF'S SALE**

**(REAL ESTATE) 080624-45**

BY VIRTUE OF AN Order of Sale issued out of the 116th District Court on the 14th day of May A.D. 2024 in the case of Plaintiff, BLUE CIEL CONDOMINIUM ASSOCIATION, INC. vs DANNY YOO, Defendant(s), Cause No. DC-23-19600. to me, as sheriff, directed and delivered, I have levied upon this 21st day of June A.D. 2024, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August 2024 A.D. It being the 6th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder,

for cash in hand, all right, title and interest which the aforementioned defendant had on the 26th day of February, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 3130 HARWOOD STREET, APT 2601 DALLAS TEXAS 75204. ACCT NO. 00C0542000002601. BLK 2/932 LT 1 ACS 1.87 UNIT 2601. INT202300108885 DD05312023 CO-DC. 0932 002 00100 6DA0932 002.

"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 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS

**SHERIFF'S SALES  
CONTINUED**

Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.”

“EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN 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 \$27,896.11/PLUS PRE-JUDGMENT INTEREST AT 18% PER ANNUM ON \$27,896.11 FROM NOVEMBER 20,2023 THROUGH DAY BEFORE JUDGMENT/PLUS \$1,375.00 ATTORNEY'S FEES/PLUS \$724.78 COSTS/PLUS \$366.00 COURT COSTS and 18% interest compounded annually thereon until the date of the sale, in favor of BLUE CIEL CONDOMINIUM ASSOCIATION, INC and all cost of court amounting to \$366.00 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 21st day of June, 2024.  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25

**NOTICE OF SHERIFF'S SALE  
(REAL ESTATE) 080624-46**

BY VIRTUE OF AN Order of Sale issued out of the 68th District Court on the 22nd day of May A.D. 2024 in the case of Plaintiff, 4060 FARMERS BRANCH OWNERS ASSOCIATION, INC. A/K/A VITA TOWNHOMES vs MINH NGUYEN, Defendant(s), Cause No. DC-22-01927. to me, as sheriff, directed and delivered, I have levied upon this 21st day of June A.D. 2024, and

will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August 2024 A.D. It being the 6th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 19th day of December, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 4060 SPRING VALLEY ROAD #103, DALLAS TEXAS 75234. ACCT NO. 248270500A0030000. LOT 3, BLOCK A, VITA ON SPRING VALLEY, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 201600077935. MAP RECORDS. DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 4060 SPRING VALLEY ROAD #103. DALLAS TEXAS 75234.

"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 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 ESTÁ, DONDE ESTÁ Y SIN

NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.”

“EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN 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 \$27,921.07/PLUS \$3,500.00 ATTORNEY'S FEES/ PLUS \$2,900.00 POST-JUDGMENT ATTORNEY'S FEES and 5% interest compounded annually thereon until the date of the sale, in favor of 4060 FARMERS BRANCH OWNER ASSOCIATION INC and all cost of court amounting to \$358.00 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 21st day of June, 2024.  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry Tapp #411  
Phone: (214) 653-3506 or (214) 653-3505

7/11,7/18,7/25

**NOTICE OF SHERIFF'S SALE  
(REAL ESTATE) 080624-48**

BY VIRTUE OF AN **Writ of Execution** issued out of the Honorable Judge Jerry Lewis of County Court at Law. 2 in Collin County, Texas on the

31st day of May A.D. 2024 in the case of Plaintiff, TEXAS COMMERCE BANK-QUORUM, N.A. vs JOHNNIE RAY BAKER, Defendant(s), Cause No. 002-C68685. to me, as sheriff, directed and delivered, I have levied upon this 21st day of June A.D. 2024, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August 2024 A.D. It being the 6th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 24th day of February, 1986, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2556 KATHLEEN AVE DALLAS TEXAS 75216. ACCT NO. 00000452287000000. BEING LOT 17 IN BLOCK 15/5855. FORDHAM HEIGHTS ADDITION #3, AN ADDITION TO THE CITY OF DALLAS, TEXAS. ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 14, PAGE 457. MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE COMMONLY KNOWN AS 2556 KATHLEEN AVENUE, DALLAS TEXAS.

"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 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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA.”

“EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN 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 \$5,501.80 PLUS COURT COSTS OF \$131.00, ATTORNEY FEES OF \$300.00, PRE-JUDGMENT INTEREST OF \$166.42 and 10% simple interest annually thereon until the date of the sale, in favor of TEXAS COMMERCE BANK-QUORUM, N.A and all cost of court amounting to \$131.00 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 21st day of June, 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**

7/11,7/18,7/25

**NOTICE OF SHERIFF'S  
SALE**

**(REAL ESTATE) 080624-49**

BY VIRTUE OF AN Order of Sale issued out of the 162nd District Court on the 11th day of June A.D. 2024 in the case of Plaintiff, SILVER CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC. vs RANDALL THOMAS AND ERICKA THOMAS, Defendant(s), Cause No. DC-23-02255. to me, as sheriff, directed and delivered, I have levied upon this 21st day of June A.D. 2024, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in August 2024 A.D. It being the 6th day. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest which the aforementioned defendant had on the 15th day of May, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 609 CLUBWOOD CT. DESOTO TX 75115. ACCT NO. 200957100A0180000: BEING LOT 18, BLOCK A OF SILVER CREEK MEADOWS, PHASE I, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT FILE NO. 20070379727, MAP RECORDS, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 609 CLUBWOOD CT, DESOTO, DALLAS COUNTY, TEXAS 75115.

"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, 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 OF-

FERED. "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 ESTÁ, DONDE ESTÁ Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR CONDADO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARÁN POR LOS DERECHOS, TÍTULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTÁ 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 MÁS INFORMACIÓN 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 \$9,747.27 and 7.75% interest compounded annually thereon until the date of the sale, in favor of SILVER CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC and all cost of court amounting to \$532.00 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 21st day of June, 2024  
**MARIAN BROWN**  
Sheriff Dallas County, Texas  
By: Billy House #517 & Larry

Tapp #411  
Phone: (214) 653-3506 or  
(214) 653-3505

7/11,7/18,7/25

**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.

**CITY OF  
MESQUITE**

**OFFICIAL PUBLICATION**  
THE CITY OF MESQUITE WILL AUCTION APPROXIMATELY SIXTY-EIGHT VEHICLES ON WEDNESDAY, JULY 31, 2024, 9:30 A.M. AT HESTER'S WRECKER SERVICE, 1341 TRIPP ROAD, MESQUITE, TEXAS, 75150; 10:30 A.M. AT MCINTYRE WRECKER SERVICE, INC., 4515 HIGHWAY 80, MESQUITE, TEXAS, 75150; AND 11:15 A.M. AT WILLIAMS

PAINT & BODY INC., 924 MILITARY PARKWAY, MESQUITE, TEXAS 75149.

VEHICLES ARE SUBJECT TO CLAIM BY OWNERS UNTIL SALE TIME. VEHICLES ARE SOLD "AS IS." FOR INFORMATION CALL (972) 216-6261.

7/18,7/25

Pursuant to Chapter 59, Texas Property Code, Advantage Storage, which is located at **7301 Lakeview Pkwy, Rowlett TX 75088** will hold a public auction of property being sold to satisfy a landlord's lien online at [www.StorageTreasures.com](http://www.StorageTreasures.com). The auction will end on or around **11:00 am on (08/09/2024)**. Property will be sold to the highest bidder. Deposit for removal and cleanup is required. Seller reserves the right to withdraw property from sale. Property being sold includes **Sharoon Shahzad**: personal items, Totes, Holiday Décor, luggage bags, electronics. Contact Advantage Storage @ 469-814-0975.

7/25,8/1

**BID  
NOTICES**

**CITY OF  
MESQUITE**

**ADVERTISEMENT FOR REQUEST FOR PROPOSAL**

The City of Mesquite will receive separate sealed proposals for the following item at the office of Ryan Williams, Manager of Purchasing. Proposals will be received and publicly acknowledged at the location, date and time stated below. Only the name of the proposers responding to this request for proposal shall be read aloud.

**RFP NO.: 2024-146**  
**PROPOSAL TITLE: Annual Wildlife Control Services**  
**OPENING DATE: August 1, 2024**  
**OPENING TIME: 2:00 P.M.**

The Specifications and Proposal Forms may be obtained on and after **Thursday, July 18, 2024**, in the office of the Manager of Purchasing located at City Hall – 2nd Floor, 757 N. Galloway Avenue, Mesquite, Texas 75149, mailing address: P.O. Box 850137, Mesquite, Texas 75185-0137, or by telephone at 972-216-6201. Until the final award by Mesquite City Council, said Council reserves the right to

reject any or all proposals, to waive technicalities, to re-advertise, to proceed otherwise when the best interest of said Council will be realized herein. No proposal may be withdrawn for a period of at least ninety (90) days after the actual date of opening thereof. **CITY OF MESQUITE**  
Ryan Williams, Manager of Purchasing

7/18,7/25

**CITY OF  
IRVING**

The **CITY OF IRVING**, Texas will receive sealed responses to the following solicitations in the Purchasing Division, 835 W. Irving Blvd, until the date and time below and will open responses on that date:

- 1. ITB: 160T-24F  
Drone Frist Responder (DFR) Docks and Accessories  
Due Date: **8/5/24** @ 3:00 PM
- 2. ITB: 137LF-24F  
Valmont Poles – Traffic Signal Poles, Roadway Lighting Steel Pole with Dual and Single Arm Assemblies  
Due Date: **8/9/24** @ 3:30 PM
- 3. ITB: 138LF-24F  
Roadway Lighting LED Fixtures for City of Irving  
Due Date: **8/9/24** @ 4:00 PM

**Please see the online solicitation for information regarding dates, times, and locations of any pre-bid, pre-proposal, or pre-submission conferences.** Responses should be submitted online no later than the due date and time shown above. Late responses cannot be accepted, so please allow ample time to submit your response. Information may be found at [cityofirving.ionwave.net](http://cityofirving.ionwave.net) Purchasing Phone: 972.721.2631

7/18,7/25

**CITY OF  
GARLAND**

The City of Garland is accepting bids for GP&L Term Contract for Maintenance, Repairs and Commissioning of Emergency Generators. Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: 08/06/24 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

7/18,7/25



**LEGAL NOTICES  
CONTINUED ON NEXT PAGE**

LEGAL NOTICES  
CONTINUED

CITY OF  
GARLAND

The City of Garland is accepting bids for Campbell Terminal Upgrade Electrical Construction. Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: 08/08/24 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

7/18,7/5



RFP-234-25 (133583)  
Air Conditioning Filters

The Garland Independent School District will be receiving proposals for the purchase of Air Conditioning Filters until 10:30 a.m., August 15, 2024 at 501 S. Jupiter Rd., Garland, Texas 75042, Purchasing Department, at which time they will be opened. Proposal document for electronic submission can be accessed at: [https://oraproddmz.garlandisd.net:4443/OA\\_HTML/AppsLocalLogin.jsp](https://oraproddmz.garlandisd.net:4443/OA_HTML/AppsLocalLogin.jsp) Please email bids@garlandisd.net for any questions.

7/19,7/25



REQUEST FOR PROPOSAL  
RFP 341-25 Translation and Interpretation Service (112558)

The Garland Independent School District will be receiving RFPs for the purchase of Translation and Interpretation Services until 10:30 a.m., August 15, 2024 at 501 S. Jupiter Rd. Garland TX 75042, Purchasing Department, (972-487-3009), at which time they will be opened.

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

(Purchase Price - 40 points, reputation of the vendor's goods or services - 12 points, the quality of the vendor's goods or services - 15 points, the extent to which the goods or services meet the District's needs -30 points, long-term cost to the district to acquire the vendor's goods and serv-

ices - 3 points) Beginning July 19, 2024, the RFP information will be available at: <https://oraproddmz.garlandisd.net:4443> Preferred Method of Payment is EFT with the option of a check.

7/19,7/25



BID-74-25 (130573)  
Fine and Colored Paper -  
Warehoused

The Garland Independent School District will be receiving proposals for the purchase of Fine and Colored Paper - Warehoused until 10:30 a.m., August 15, 2024 at 501 S. Jupiter Rd., Garland, Texas 75042, Purchasing Department, at which time they will be opened. Proposal document for electronic submission can be accessed at: [https://oraproddmz.garlandisd.net:4443/OA\\_HTML/AppsLocalLogin.jsp](https://oraproddmz.garlandisd.net:4443/OA_HTML/AppsLocalLogin.jsp) Please email bids@garlandisd.net for any questions.

7/19,7/25

CITY OF  
MESQUITE

ADVERTISEMENT FOR  
BIDS

City of Mesquite Contract  
No. 2024-149

Sealed competitive bids or proposals as set forth and required in the plans and specifications (either of which shall hereinafter be referred to as the "Bid") addressed to the Mayor and City Council of the City of Mesquite, Texas will be received at the office of Ryan Williams, Manager of Purchasing at City Hall, Purchasing Division, 2nd Floor, 757 North Galloway Avenue, Mesquite, Texas 75149 until **2:00 p.m. on Wednesday, August 21, 2024**, for the following: **Paving and Utility Improvements for Lorraine, Candise, Ivy, Mt Vernon, Fernwood, Monticello and Stoney Glen Neighborhoods.**

As set forth in the plans and specifications, this project is to reconstruct the neighborhood's residential concrete streets including sidewalks. This project will also include utility improvements with over 10,000 LF of new 8" water lines and 11,000 LF of 8" sanitary sewer lines.

**A pre-bid conference will be held at 2:00 p.m. on Tues-**

**day, August 6, 2024**, at the City of Mesquite Art Center located at 1527 N. Galloway Avenue, Mesquite, Texas 75149 in the Upstairs Library.

Instruction to Bidders, proposal forms, plans and specifications (the "Bid Documents") may be obtained from the Purchasing Department Website and from Periscope Holdings.

The Bid shall be submitted on the form provided in the Bid Documents. Vendors should check the Mesquite Purchasing Department website, <http://www.cityofmesquite.com/674/Bid-Openings-Specifications-Conferences>, and Periscope Holdings, <https://www.cityofmesquite.com/678/Periscope-Bid-Openings>, to view documents relating to this Bid. Questions shall be submitted through Periscope Holdings and response will be posted through Periscope Holdings.

Bidder must submit, with their Bid, a Cashier's check, Certified check or a Bid Bond from an approved surety company, in the amount of five percent (5%) of their Bid as a guarantee that the Bidder will enter into a contract and guarantee forms, if required, within 10 days after notice of award of contract.

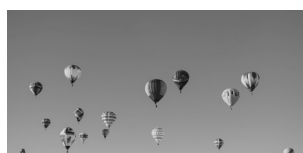
The successful bidder must furnish both a Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract price, from an approved Surety company holding a permit from the State of Texas to act as surety, and acceptable according to the latest list of companies holding Certificates of Authority from the Secretary of the Treasury of the United States, or another Surety acceptable to the City.

Further information concerning the procurement may be obtained by **email only** from the City of Mesquite Engineering Division - Luis Cardoza, P.E., Project Engineer, [lcardoza@cityofmesquite.com](mailto:lcardoza@cityofmesquite.com), assigned City Project Manager.

The right is reserved by the City of Mesquite to reject any and all bids.

CITY OF MESQUITE, TEXAS  
Sonja Land  
City Secretary  
CITY OF MESQUITE CONTRACT NO.:2024-149

7/25,8/1



CITY OF  
MESQUITE

ADVERTISEMENT FOR BID

The City of Mesquite will receive separate sealed bids for the following item at the office of Ryan Williams, Manager of Purchasing until the time listed below, when it will be publicly opened and read aloud.

**RFP NO.: 2024-147**

**RFP TITLE: Westlake Archery Range - Improvements**

**OPENING DATE: August 14, 2024**

**OPENING TIME: 2:00p.m.**

The Specifications and Bid Forms may be obtained on and after **July 25, 2024**, in the office of Ryan Williams, Manager of Purchasing located in the Municipal Building, 757 N. Galloway Avenue, Mesquite, Texas mailing address: P.O. Box 850137, Mesquite, TX 75185-0137, or by telephone at 972-216-6201. The bid packet may be downloaded from the City of Mesquite website at: <https://www.cityofmesquite.com/674/Bid-Openings-Specifications-Conferences>. Until the final award by the Mesquite City Council, said Council reserves the right to reject any or all bids, to waive technicalities, to re-advertise, to proceed otherwise when the best interest of said Council will be realized herein. No bid may be withdrawn for a period of at least forty-five (45) days after the actual date of opening thereof.

**Note: Pre-proposal conference will be held at 2:00 p.m. on Monday, August 5, 2024**, at the Westlake Sports Center

601 Gross Road, Mesquite, Texas 75149 Contact Robert Blankenship at (972) 216-6413.

Prospective proposers are encouraged to attend this conference.

**Questions Due: Friday , August 9, 2024, 2 p. m.**

CITY OF MESQUITE  
Ryan Williams, Manager of Purchasing

7/25,8/1

CITY OF  
GARLAND

The City of Garland is accepting bids for **Bid # 1233-24 Term Contract for Mowing and Landscape**. Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: August 8, 2024 @ 3:00 pm CST at 200 North Fifth St. Garland, TX 75040

7/25,8/1



Parkland

**Notice to Vendors REQUEST FOR QUALIFICATIONS: RFQ# 1677309 - ASC STORAGE ADDITION DESIGN BUILD SERVICES** The Dallas County Hospital District dba Parkland Health (Parkland) is currently requesting statements of qualifications for Design Build Services. Specifications can be downloaded at <https://sms-phhs-prd.informcloudsuite.com/fsm/Supply-ManagementSupplier/land/99-2?csk.SupplierGroup=PHHS>

**Event# 586** Please note: You must be registered with Parkland in order to submit questions and to submit a response. Statements of Qualifications are due August 19, 2024 by 2:00 PM CST as prescribed in the RFQ. Point of contact is Steve Adrian, [steve.adrian@phhs.org](mailto:steve.adrian@phhs.org)

7/25,8/1

CITY OF  
IRVING

The CITY OF IRVING, Texas will receive sealed responses to the following solicitations in the Purchasing Division, 835 W. Irving Blvd, until the date and time below and will open responses on that date:

- 1. ITB: 158LR-24F Entertainers for City of Irving Events Due Date: 8/16/24 @ 3:30 PM
- 2. ITB: 146LF-24F Skyway Circle North Water and Wastewater Improvements Project Due Date: 8/15/24 @ 4:00 PM

Please see the online solicitation for information regarding dates, times, and locations of any pre-bid, pre-proposal, or pre-submission conferences. Responses should be submitted online no later than the due date and time shown above. Late responses cannot be accepted, so please allow ample time to submit your response. Information may be found at [cityofirving.ionwave.net](http://cityofirving.ionwave.net) Purchasing Phone: 972.721.2631

7/25,8/1

LEGAL NOTICES  
CONTINUED



Online Surplus Auction – Warehouse  
Auction Dates:  
Wednesday, August 07 – Tuesday, August 27, 2024  
Preview: By Appointment Only, Wednesday, August 21, from 9:00 AM to 1:00 PM  
Removal: By Appointment Only, Thursday, September 05 & Friday, September 06, from 8:30 AM to 1:00 PM  
APPOINTMENTS REQUIRED -WE DO NOT OFFICE AT LOCATION - NO WALK-INS PERMITTED  
More information can be found here: <https://www.iso.cc/consignor/97>

7/25

PUBLIC NOTICES

TOWN OF HIGHLAND PARK

TOWN OF HIGHLAND PARK, TEXAS  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of Highland Park, Texas will hold a public hearing on Tuesday, August 6, 2024, at 8:00 a.m. in Town Hall (Town Council Chambers), 4700 Drexel Drive, Highland Park, Texas.

The purpose of the hearing is to consider the FY 2025 Annual Budget. A copy of the proposed budget is available on the Town of Highland Park's website at [hptx.org](http://hptx.org) and in the Town Secretary's Office at 4700 Drexel Drive, Highland Park, Texas.

This budget will raise more revenue from property taxes than last year's budget by an amount of \$898,068 which is a 4.8 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$270,253.

Interested parties may appear at the hearing or contact Joanna Mekeal, Town Secretary, prior to the hearing at

CITY OF MESQUITE  
PUBLIC HEARING  
CITY BUDGET – FISCAL YEAR 2024-2025

Notice is hereby given that the Mesquite City Council will conduct a public hearing on Monday, August 5, 2024 at 7:00 p.m., in the City Council Chamber, City Hall, 757 North Galloway Avenue, Mesquite, Texas, for the purpose of considering the budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025.

This budget will raise more total property taxes than last year's budget by \$13,694,672 (15.43%), and of that amount \$4,630,198 is tax revenue to be raised from new property added to the tax roll this year.

CITY OF MESQUITE  
/s/ Sonja Land  
City Secretary

7/25

(214) 559-9457.

7/25

TEXAS ALCOHOL & BEVERAGE COMMISSION  
LICENSES & RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Sai Subarna Inc dba Zion Food Mart at 4407 W Mockingbird Ln, Dallas, Dallas

County, TX 75209.  
Suman Adhikari -  
President/Secretary

7/24,7/25

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) and Mixed Beverage Permit with Food and Beverage Certificate Required for Texas Tea Room LLC dba Texas Tea Room at 2815 Main St. Suite B, Dallas, Dallas County, 75226.

Michael Ziemer - Member  
Orlando Mendoza - Member

7/24,7/25

An application has been made for a Wine and Malt Beverage Retailer's Off-Premise Permit for 7-Eleven Beverage Company, Inc., Texas Corporation, d/b/a 7-Eleven Convenience Store #35378J, located at 8375 N. Belt Line Rd., Irving, Dallas County, TX 75063. Said application made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.  
7-Eleven Beverage

Company Inc. - Officers:  
7-Eleven Inc. – Stockholder/Shareholder  
David Seltzer - President  
James Baker - VP  
Jennifer Mendola - Secretary  
Lillian Kirstein - Director

7/24,7/25

An application has been made for a Wine and Malt Beverage Retailer's Off-Premise Permit for 7-Eleven Beverage Company Inc., Texas Corporation, d/b/a 7-Eleven Convenience Store #42324H, located at 7480 State Highway 161, Irving, Dallas County, TX 75039.

Said application made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

7-Eleven Beverage Company Inc. - Officers:

7-Eleven Inc. – Stockholder/Shareholder  
David Seltzer - President

James Baker - VP  
Jennifer Mendola - Secretary  
Lillian Kirstein - Director

7/24,7/25

Application has been made to the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by La Casita Coffee LLC – Northwest Highway dba La Casita Coffee located at 5803 E Northwest Hwy, Ste B, Dallas, Dallas County, Texas. Manager of said LLC is La Casita Bakeshop

LEGAL NOTICES  
CONTINUED

**LLC. Managers of La Casita Bakeshop LLC are Brianna Short, Maricsa Trejo, and Alexander Guy Henderson.**

7/25,7/26

**Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Mixed Beverage Permit (MB) for Chinchikurin Carrollton, LLC dba Chinchikurin Carrollton at 2225 Old Denton Rd. Ste 320, Carrollton, Dallas County, TX 75006.**

**Dat Nguyen - Manager Jackson Dang - Manager**

7/25,7/26

**NOTICE TO CREDITORS**

**Notice to Creditors For THE ESTATE OF James Don Sells, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of James Don Sells, Deceased were granted to the undersigned on the 17th of June, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Bryan Sells within the time prescribed by law. My address is 113 Jefferson St. East Sulphur Springs, Texas 75482 Executor of the Estate of James Don Sells Deceased. CAUSE NO. PR-24-01338-1

7/25

**Notice to Creditors For THE ESTATE OF Mary Jane Ackerman a/k/a Mary Wade Ackerman, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Mary Jane Ackerman a/k/a Mary Wade Ackerman, Deceased were granted to the undersigned on the 23rd of May, 2024 by The Probate

Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Robert Vaughn within the time prescribed by law. My address is Robert Vaughn, Independent Executor, Estate of Mary Jane Ackerman a/k/a Mary Wade Ackerman, Deceased, c/o A. Jared Aldinger, Schorr Law Firm, P.C., 328 W. Interstate 30, Garland, Texas 75043. Executor of the Estate of Mary Jane Ackerman a/k/a Mary Wade Ackerman Deceased. CAUSE NO. PR-23-02548-1

7/25

**Notice to Creditors For THE ESTATE OF RICHARD C. WORTHAM, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of RICHARD C. WORTHAM, Deceased were granted to the undersigned on the 12th day of June, 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 James A. Wortham, Independent Executor, within the time prescribed by law. My address is c/o Jack O. Norman, P.C. 6510 Abrams Rd., Ste. 568, Dallas, Texas 75231 Independent Executor of the Estate of RICHARD C. WORTHAM Deceased. CAUSE NO. PR-23-02022-2

7/25

**Notice to Creditors For THE ESTATE OF Albert De Los Santos, Jr., Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Albert De Los Santos, Jr., Deceased were granted to the undersigned on the 25 of April, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Tina Aviles within the time prescribed by law. My address is c/o Antoinette Bone 800 N. Industrial Blvd Suite 106 Euless, TX 76039 Administrator of the Estate of Albert De Los Santos, Jr. Deceased. CAUSE NO. PR-23-03636-1

7/25

**Notice to Creditors For THE ESTATE OF NATHANIEL MCNEAL, Deceased**

Notice is hereby given that

Letters of Administration with Will Annexed upon the Estate of NATHANIEL MCNEAL, Deceased were granted to the undersigned on the 17TH of June, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Meka Darrece McNeal within the time prescribed by law. My address is Meka Darrece McNeal c/o Law Office of Dianna Robertson 111 E. University Drive, Ste. 105-186 Denton, Texas 76209 Administrator of the Estate of NATHANIEL MCNEAL Deceased. CAUSE NO. PR-24-00028-1

7/25

**PROBATE CITATIONS**

**CITATION BY PUBLICATION**

**CAUSE NO. PR-24-02417-3**

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 Roger Alan Mallett, 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, August 05, 2024, to answer the Application For Probate Of Will And For Letters Testamentary filed by Alana Claire Mallett, on the July 12, 2024**, in the matter of the **Estate of: Roger Alan Mallett, Deceased, No. PR-24-02417-3**, and alleging in substance as follows:

**Applicant alleges that the decedent died on January 30, 2024 in Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Roger Alan Mallett, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, July 19, 2024 **JOHN F. WARREN**, County Clerk Dallas County, Texas By: Kristian Macon, Deputy

7/25



**CITATION**

**BY PUBLICATION**

**CAUSE NO. PR-24-02460-2**

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 Wade Cassle Smith, 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, August 05, 2024, to answer the Application For Probate Of Will, First Codicil (First Codicil Dated: April 11, 2024) And Issuance Of Letters Testamentary filed by Marilyn Mueller Smith, on the July 16, 2024**, in the matter of the **Estate of: Wade Cassle Smith, Deceased, No. PR-24-02460-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on July 14, 2024 in Dallas, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Wade Cassle Smith, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, July 19, 2024 **JOHN F. WARREN**, County Clerk Dallas County, Texas By: Alante Williams, Deputy

7/25

**CITATION**

**BY PUBLICATION**

**CAUSE NO. PR-24-02431-2**

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 Maria Martinez, 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, August 05, 2024, to answer the Application for Declaration of Heirship and for Letters of Independent Administration filed by Lillian Jazmin Martinez, on the July 12, 2024**, in the matter of the **Estate of: Maria Martinez, Deceased, No. PR-24-02431-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on July 12, 2023 in Dallas County,**

**Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Maria Martinez, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, July 19, 2024 **JOHN F. WARREN**, County Clerk Dallas County, Texas By: Alexis Cabrales, Deputy

7/25

**CITATION BY PUBLICATION**

**CAUSE NO. PR-24-02390-2**

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 Chalong Ho, 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, August 05, 2024, to answer the Application For Dependent Administration And Declaration Of Heirship filed by Zhenyuan Ho a/k/a Zhen Yuan Ho a/k/a Zy Ho, on the July 09, 2024**, in the matter of the **Estate of: Chalong Ho, Deceased, No. PR-24-02390-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on January 24, 2024 in Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Chalong Ho, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, July 22, 2024

**JOHN F. WARREN**, County Clerk Dallas County, Texas By: Kristian Macon, Deputy

7/25

**CITATION BY PUBLICATION**

**CAUSE NO. PR-24-01440-2**

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 Jeffrey Keith Hebert, 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,**

**LEGAL NOTICES**  
*CONTINUED*

August 05, 2024, to answer the Application to Determine Heirship and for Letters of Administration -Intestate filed by Elizabeth Marie Hebert, on the April 23, 2024, in the matter of the Estate of: Jeffrey Keith Hebert, Sr., Deceased, No. PR-24-01440-2, and alleging in substance as follows:

Applicant alleges that the decedent died on September 09, 2023 in Red Oak, Ellis County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Jeffrey Keith Hebert, Sr., Deceased.

Given under my hand and seal of said Court, in the City of Dallas, July 19, 2024  
JOHN F. WARREN, County Clerk  
Dallas County, Texas  
By: Lupe Perez, Deputy

7/25

**CITATION BY PUBLICATION**  
**CAUSE NO. PR-23-04423-2**

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 Sam Henry Walker, 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, August 05, 2024, to answer the Supplement To First Amended Application for Determination of Heirship, Application for Independent Administration and For Letters of Administration Pursuant To Section 401.003 of The Texas Estates Code filed by Screnthia Ann Walker, on the July 18, 2024, in the matter of the Estate of: Sam Henry Walker, Sr., Deceased, No. PR-23-04423-2, and alleging in substance as follows:**

Applicant alleges that the decedent died on November 23, 2023 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Sam Henry Walker, Sr., Deceased.

Given under my hand and seal of said Court, in the City of Dallas, July 19, 2024  
JOHN F. WARREN, County Clerk  
Dallas County, Texas  
By: Andrea Boone, Deputy

7/25

**CITATION BY PUBLICATION**  
**CAUSE NO. PR-21-04250-2**  
**ESTATE OF LEROY JONES, Jr, DECEASED**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **CANDACE Y. "WRIGHT, WHOSE WHEREABOUTS ARE UNKNOWN AND CANNOT BE REASONABLY ASCERTAINED, ALL PERSONS INTERESTED IN THE ESTATE OF LEROY JONES, JR., DECEASED**, whose whereabouts are unknown 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, August 05, 2024, to answer the Petition To Register Foreign Judgment, Petition For Declaratory Judgment And For Determination Of Heirship filed on the 06/24/2024 filed by Gracie Olvera, Attorney Ad Litem for the Minor Child, Malcom Jones, in the matter of the Estate Of Leroy Jones, Jr, Deceased, Cause No. PR-21-04250-2.**

Given under my hand and seal of said Court, in the City of Dallas, 7/19/2024.  
JOHN F. WARREN, County Clerk  
Dallas County, Texas  
By: Kristian Macon, Deputy

7/25

**CITATION BY PUBLICATION**  
**CAUSE NO. PR-24-02466-2**

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 Crystal Sterling, 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, August 05, 2024, to answer the Application For Determination Of Heirship And For Letters Of Independent Administration filed by Denzil Sterling, on the July 17, 2024, in the matter of the Estate of: Crystal Sterling, Deceased, No. PR-24-02466-2, and alleging in substance as follows:**

Applicant alleges that the

decedent died on March 19, 2024 in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of **Crystal Sterling, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, July 19, 2024  
JOHN F. WARREN, County Clerk  
Dallas County, Texas  
By: Alante Williams, Deputy

7/25



**CITATION BY PUBLICATION**  
**THE STATE OF TEXAS**  
**CAUSE NO. PR-21-03283-2**  
**GUARDIANSHIP OF ROBYN WAKEFIELD, AN ALLEGED INCAPACITATED PERSON**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL PERSONS INTERESTED IN THE GUARDIANSHIP OF ROBYN WAKEFIELD, An Alleged Incapacitated Person, whose whereabouts are unknown 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, August 05, 2024, to answer the Application For Appointment Of Permanent Guardian Of The Person And Estate filed on the 11/28/2023 filed by Patrick Crim, Guardian Ad Litem, in the matter of the Guardianship Of Robyn Wakefield, An Alleged Incapacitated Person, Cause No. PR-21-03283-2.**

Given under my hand and seal of said Court, in the City of Dallas, 7/18/2024  
JOHN F. WARREN, County Clerk

Dallas County, Texas  
By: Kristian Macon, Deputy

7/25

**CITATIONS BY PUBLICATION**

**CITATION BY PUBLICATION**  
**THE STATE OF TEXAS**  
**THE UNKNOWN HEIRS AT LAW IF ANY OF SAMUEL JOSEPH MELIN DECEASED**  
**GREETINGS:**

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **26TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **101ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 18TH DAY OF DECEMBER, 2023, in this cause, numbered **DC-23-20981** on the docket of said Court, and styled: **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK. SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK. N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5, BY AND THROUGH ITS MORTGAGE SERVICER, SPECIALIZED LOAN SERVICING LLC, Petitioner vs. THE UNKNOWN HEIRS AT LAW OF SAMUEL JOSEPH MELIN, ET AL** Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF IS SEEKING A JUDICIAL DECLARATION THAT AS RECOURSE FOR DEFAULT UNDER THAT ONE CERTAIN VOLUNTARY SECU-**

**RITY INSTRUMENT. IT MAY PROCEED IN ACCORDANCE WITH THE TERMS OF SUCH SECURITY INSTRUMENT AND THE TEXAS PROPERTY CODE WITH THE NON-JUDICIAL FORECLOSURE OF THAT CERTAIN REAL PROPERTY. TO WIT: LOT 3, BLOCK 22, COUNTRY CLUB ESTATES, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 36 PAGE 41 OF THE MAP RECORDS OF DALLAS COUNTY TEXAS' SAVE & EXCEPT THE SOUTHEAST 7.5 FEET AS CONVEYED TO THE CITY OF DALLAS BY INSTRUMENT RECORDED IN VOLUME 97085 PAGE 4560 REAL PROPERTY RECORDS OF DALLAS COUNTY TEXAS**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 11TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION BY PUBLICATION**  
**THE STATE OF TEXAS**  
**JARVON ARDAE NIX**  
**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 **26TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **134TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202,



LEGAL NOTICES  
CONTINUED

a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 18TH DAY OF JANUARY, 2024, in this cause, numbered **DC-24-00793** on the docket of said Court, and styled: **MICHAEL CRAIG MCKINNEY**, Petitioner vs. **JARVON ARDAE NIX** Respondent. A brief statement of the nature of this suit is as follows: **ON JANUARY 22, 2022, JARVON ARDAE NIX WAS TRAVELING NORTH BOUND ON THE SECOND LANE FROM LEFT ON 4800 GREENVILLE AVE. MICHAEL CRAIG MCKINNEY WAS TRAVELING WEST BOUND ON THE CENTER LANE OF 5700 UNIVERSITY BLVD. JARVON ARDAE NIX DISREGARDED THE STOP AND GO SIGNAL CAUSING A COLLISION INTO MICHAEL CRAIG MCKINNEY VEHICLE. THE COLLISION THEN CAUSED MICHAEL CRAIG MCKINNEY TO COLLIDE WITH ANOTHER VEHICLE. JARVON ARDAE NIX'S NEGLIGENT ACTIONS CAUSED MICHAEL CRAIG MCKINNEY TO SUFFER SIGNIFICANT PERSONAL INJURIES AND RELATED DAMAGES**

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 10TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
SATENIK ARATOONIAN  
AND THE UNKNOWN HEIRS  
OF HAMIK STEPHEN ARATOONIAN DECEASED**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **26 TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **44TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 7TH DAY OF MAY, 2024, in this cause, numbered **DC-24-07191** on the docket of said Court, and styled: **BANK OF AMERICA, N.A.**, Petitioner vs. **SATENIK ARATOONIAN, RAZMIK RONALD ARATOONIAN, JENNA SATENIK SAARS AKA JENNA S. SIETS, THOMAS ROBERT SIETS AND THE UNKNOWN HEIRS OF HAMIK STEPHEN ARATOONIAN DECEASED** Respondent. A brief statement of the nature of this suit is as follows: **BEING LOT 19, BLOCK Y OF NORTHLAKE ESTATES NO. 7, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72065, PAGE 2470, MAP RECORDS, DALLAS COUNTY, TEXAS.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 10TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
JOHN MORENO, JUAN MORENO AND THE UNKNOWN HEIRS OF ANA MARIA MAGALLANES DECEASED**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **26TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **160TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 8TH DAY OF MARCH, 2024, in this cause, numbered **DC-24-03781** on the docket of said Court, and styled: **AARON PARKER, AS SUBSTITUTE TRUSTEE FOR MIDFIRST BANK**, Petitioner vs. **JUAN MORENO, JOHN MORENO, LUIS MORENO, DAMIAN MORENO, EMLYEE MORENO** Respondent. A brief statement of the nature of this suit is as follows:

**BEING LOT 8, BLOCK 6/7304 OF PEAVY PARK SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS DALLAS COUNTY TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 PAGE 401 MAP RECORDS DALLAS COUNTY TEXAS**

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

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

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

the law directs.  
Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 10TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
MYRA FIELDS AND THE UNKNOWN HEIRS OF MICHAEL RHODES DECEASED**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **26 TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **44TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 13TH DAY OF MAY, 2024, in this cause, numbered **DC-24-07187** on the docket of said Court, and styled: **U.S. BANK NATIONAL ASSOCIATION**, Petitioner vs. **EARL RHODES, III, MICHELLE BERRY, MYRA FIELDS, GREGORY WAYNE RHODES, MITCHELL RHODES, JR., MIGUEL RHODES AND THE UNKNOWN HEIRS OF MICHAEL RHODES DECEASED** Respondent. A brief statement of the nature of this suit is as follows: **LOT 19, BLOCK C/6689, FOREST GROVE NO. 6, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 83011, PAGE(S) 1984, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 10TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
COFFEE WILLIAMS-LYNN**  
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 **26TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **191ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 29TH DAY OF APRIL, 2024, in this cause, numbered **DC-24-06224** on the docket of said Court, and styled: **SILVIA RIVERA**, Petitioner vs. **COFFEE WILLIAMS-LYNN** Respondent. A brief statement of the nature of this suit is as follows: **THIS IS A SUIT NEGLIGENCE ARISING OUT OF A COLLISION THAT OCCURRED ON OR ABOUT JUNE 08, 2022 PLAINTIFF SILVIA RIVERA WAS NORTHBOUND ON N. BUCKNER BLVD. AND**



SHERIFF'S SALES  
CONTINUED

**TURNED LEFT ONTO GARLAND RD. ON A GREEN ARROW. DEFENDANT COFFEE WILLIAMS-LYNN WAS SOUTHBOUND ON N. BUCKNER BLVD., AND IGNORED THE RED LIGHT, ENTERING THE INTERSECTION WITH GARLAND RD., AND CRASHING INTO PLAINTIFF SILVIA RIVERA, WHO HAD RIGHT-OF-WAY AND WAS ALREADY LAWFULLY IN THE INTERSECTION**

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 10TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION  
BY PUBLICATION**

THE STATE OF TEXAS  
**RODOLFO AGUIRRE HERNANDEZ** 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 **26TH DAY OF AUGUST, 2024**, at or before ten o'clock A.M. before the Honorable **193RD DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, **ON THIS THE 24TH DAY OF MAY,**

2024, in this cause, numbered **DC-24-06596** on the docket of said Court, and styled: **VALENTINA FLORES, AN INDIVIDUAL, EDMUNDO AGUIRRE, AN INDIVIDUAL, AND VALENTINA FLORES A/N/F OF E.A AND A.A. MINORS,** Petitioner vs. **ROBERTO CERVANTES, MARIA CERVANTES AVELANEDA, AND RODOLFO AGUIRRE HERNANDEZ,** Respondent. A brief statement of the nature of this suit is as follows: **THIS IS A SUIT FOR NEGLIGENCE ARISING OUT OF A COLLISION THAT OCCURRED ON OR ABOUT JUNE 19, 2022. PLAINTIFF'S WERE THE DRIVER AND PASSENGERS OF A VEHICLE TRAVELING IN THE RIGHT CENTER LANE WESTBOUND ON IH-20. DEFENDANT RODOLFO AGUIRRE HERNANDEZ WAS TRAVELING THE SAME DIRECTION ON IH-20 BUT IN THE LEFT CENTER LANE. UPON INFORMATION AND BELIEF DEFENDANT RODOLFO AGUIRRE HERNANDEZ CHANGED LANES WHEN UNSAFE AND SIDE SWIPED PLAINTIFFS' VEHICLE. AFTER HITTING PLAINTIFFS, DEFENDANT CONTINUED WITHOUT STOPPING. PLAINTIFFS' SUSTAINED INJURIES AND PROPERTY DAMAGE AS A RESULT OF THE COLLISION DIRECTLY CAUSED BY DEFENDANT'S NEGLIGENCE**

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 10 TH DAY OF JULY, 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

7/18,7/25,8/1,8/8

**CITATION  
BY PUBLICATION**

THE STATE OF TEXAS  
TO: **BRYNELL A MCFARLAND** RESPONDENT:

You have been sued. If 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 TO CHANGE THE NAME OF A CHILD OF **JENNIFER VANE SNELL**, Petitioner, was filed in the **330TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202 **ON THIS THE 28TH DAY OF JUNE, 2024**, against **BRYNELL A MCFARLAND** Respondent, numbered **DF-19-20343** and entitled "In the Interest of **P.B.M.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **P.B.M. DOB: 08/03/2010 POB: DALLAS TX.**

"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 15TH DAY OF JULY, 2024.**

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

7/25

**CITATION  
BY PUBLICATION**

THE STATE OF TEXAS  
TO: **MABEL HIDALY BECERRA AND DANIEL ADAM GUZMAN** 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 **JENNIFER ROXANA PENA**, Petitioner, was filed in the **302ND DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75252 **ON THIS THE 31ST DAY OF MAY, 2024**, against **MABEL HIDALY BECERRA AND DANIEL ADAM GUZMAN** Respondent, numbered **DF-24-07927** and entitled "In the Interest of **C.R.G.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **C.R.G. DOB: 06/09/2019 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 19TH DAY OF JULY, 2024.**

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

7/25,8/1,8/8,8/15

**CITATION  
BY PUBLICATION**

THE STATE OF TEXAS  
TO: **UNKNOWN FATHER** 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 **NORMA JIMENEZ MONZON**, Petitioner, was filed in the **301ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, **ON THIS THE 31ST DAY OF MARCH, 2023**, against **UNKNOWN FATHER** Respondent, numbered **DF-23-04689** and entitled "In the Interest of **K.S.P.J. AND A.E.J.M.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **K.S.P.J. DOB: SEPTEMBER 18, 2013; A.E.J.M. DOB: DECEMBER 28, 2016 POB'S: 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 18TH DAY OF JULY, 2024.**

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

7/25,8/1,8/8,8/15



**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS**

TO: **CORY DEMOND LADARIUS ANDREWS, AND TO ALL WHOM IT MAY CONCERN:**

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 (20) days after you were served this ci-

*LEGAL NOTICES  
CONTINUED*

tation and petition, a default judgment may be taken against you. The petition of the Texas Department of Family and Protective Services, Petitioner, was filed in the 301<sup>ST</sup> District Court of Dallas County, Texas, at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, on the 2<sup>ND</sup> day of July 2024, against, JESSICA VERA GASTON, CORY DEMOND ANDREWS AKA CORY DEMOND LEDARIUS ANDREWS, Respondents, in Cause Number DF24-09289-T, entitled "ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSIDP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP", and Styled In The Interest of ELIJAH LEON GASTON. This suit is a request to terminate the parent-child relationship of respondents and to appoint the Texas Department of Family and Protective Services as managing conservator. The date of birth of the child(ren) who is/are the subject of the suit are: ELIJAH LEON GASTON, born 09/09/2020.

The Court has authority in this suit to enter 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 and seal of said Court, at Dallas, Texas, this the 17<sup>TH</sup> day of July, 2024.

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

By: ALICE TORRES, Deputy

7/25

