

**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**

## 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.

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 (02/14/2025). 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 **Susan Thompson:**

**Household items, personal items, bags, and totes.** Contact Advantage Storage @ 469-814-0975.

1/30,2/6

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 (02/14/2025). 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 **Shannon Cheadle:** Household items, personal items, bags, and totes. Contact Advantage Storage @ 469-814-0975.

1/30,2/6

## ABANDONED VEHICLES

**Public Notice**  
**Peak Auto Storage, LLC.**  
**11211 Goodnight Lane**  
**Dallas, Texas 75229**  
**0586282VSF**  
**214-890-4102**  
**Peak Auto Storage, LLC**  
**4206 E. Ledbetter**  
**Dallas, TX 75241**  
**0642648VSF**  
**214-890-4138**

1/28/25

Pursuant to Section 683.012 of the Texas Transportation Code, notice is hereby given that the following abandoned vehicles are stored at Peak Auto Storage, located at 11211 Goodnight Lane, Dallas Texas or 4206 E Ledbetter Drive, Dallas Texas for the City of Dallas Police Department. Peak Auto Storage has been unable to identify the last known registered owner and/or lien holder. These vehicles may be reclaimed by the owner upon payment of all towing, preservation and storage charges or Garage Keeper's charges and fees resulting from the vehicles being placed in custody. Failure to reclaim these vehicles within twenty (20) days from the date of this notice shall be deemed a waiver by the owner and all lien holders of all Rights, Title and Interest in the vehicle and

their consent to the Sale of the abandoned motor vehicle at Public Auction.

**Invoice Year Make Model Color VIN Plate Date Price**  
 7802016-L 2010 Caterpillar Forklift Yellow Serial # AT18C30330 No Plate 1/28/25 \$359.32  
 7806914-G 2017 Sanyang motorbike Black No Vin No Plate 1/28/25 \$268.28  
 7806821-G 2017 Sanyang motorcycle Black L5AF2BBE9MWA00858 No Plate 1/28/25 \$268.28  
 7807030-G 2017 Sanyang Motorbike Red LWG-PCML01HA071125 No Plate 1/28/25 \$268.28  
 7794149-G UNK Chevrolet Parts Cab only White No Vin No Plate 1/28/25 \$336.56

1/30

In compliance with the Transportation Code 683:034, if you have legal ownership in one of the following vehicles please contact Dallas VSF, INC. VSF#0655784VSF at 214-272-9444 located at 2777 Norwich Lane Dallas, TX 75212, to reclaim the vehicle by paying all the accrued charges. Failure to reclaim the vehicle within 45 days from 01/30/2025 is a waiver of all rights and title and interest in the vehicle and is a consent to sell the vehicle at public auction, on or after 03/16/2025.  
**YEAR MAKE MODEL VIN PLATE STATE**  
 2014 Trailer - - 4KP8769 CA 2022 BMW 330i 3MW5R1J0XN8C30994 8YZU030 CA

1/30

**CITY VEHICLE STORAGE, INC.**  
**3203 PLUTO ST DALLAS, TX 75212**  
**OFFICE: 214-637-9010**  
**STORAGE FACILITY LICENSE NUMBER #0613104VSF**  
**TEXAS DEPARTMENT OF LICENSING AND REGULATION**  
**[www.tdlr.texas.gov](http://www.tdlr.texas.gov)**

Failure of the owner or lienholder to pay all towing, preservation, notification, storage fees and reclaim their vehicle listed below is a waiver by that party of all right(s), title(s), and interest in the vehicle and constitutes a consent to the sale of the vehicle at public auction.  
**VEHICLES CAN BE RECLAIMED 24/7**  
**1st Notice:** ABANDON VE-

**HICLES TO BE SOLD IN 45 DAYS FROM THE DATE OF THIS NOTICE AT: 8825 S CENTRAL EXPYWAY DALLAS, TX 75241. TOW FEE, NOTIFICATION FEE, IMPOUNDMENT FEE, A DAILY STORAGE CHARGE A DAY, PLUS SALES TAX. CAR #, MAKE, MODEL, YEAR, VIN, TOTAL CHARGES, DATE TOWED.**  
 97351, Audi, 4 Door, 2012, WAURVAFD4CN006137 \$381.72, 1/24/25

1/30

**United Tows L.L.C**  
**7054 S. CENTRAL EXPYWAY-DALLAS TX 75216**  
**OFFICE: 214-309-9100**  
**TEXAS DEPARTMENT OF LICENSING AND REGULATION**  
**STORAGE FACILITY LICENSE NUMBER # 0572743VSF**  
**[www.tdlr.texas.gov](http://www.tdlr.texas.gov)**  
**Failure of the owner or lienholder to pay all towing, preservation, notification, storage fees and reclaim their vehicle listed below is a waiver by that party of all right(s), title(s), and interest in the vehicle and constitutes a consent to the sale of the vehicle at public auction.**

**VEHICLES CAN BE RECLAIMED 24/7**  
**1st Notice:** ABANDON VEHICLES TO BE SOLD IN 45 DAYS FROM THE DATE OF THIS NOTICE AT:  
 7203 S CENTRAL EXPYWAY DALLAS TX, 75216. TOW FEE \$121.00, NOTIFICATION FEE \$50.00, IMPOUNDMENT FEE \$22.85, A DAILY STORAGE CHARGE OF \$22.85 A DAY, PLUS SALES TAX.  
**CAR#, MAKE, MODEL, YR, VIN, TOTAL CHARGES, DATE TOWED.**  
 264839 Other Trailer-Black N O N E \$218.06 1/27/2025

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## BID NOTICES

### CITY OF GARLAND

The City of Garland is accepting bids for **Bid 0389-25 Wastewater Treatment Plant Master Plan**. Bid documents are available at [\[wave.net\]\(http://wave.net\) or by calling 972-205-2415. Public bid opening: 02/20/2025 at 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.](http://garlandtx.ion-</a></p>
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1/2,1/9,1/16,1/23,1/30,2/6

### CITY OF GARLAND

The City of Garland is accepting bids for **Bid 0496-25 Lake Ray Hubbard Transit Center Development**. Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: 03/20/2025 at 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

1/23,1/30,2/6,2/13,2/20,2/27,3/6,3/13

### 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. **REVISED ITB: 056LR-25F** Uniforms, Shirts, T-Shirts & Hi-Vis Items, Caps & Hats, and Rain Wear for Field Employees  
 Due Date: **2/21/25** @ 3:00 PM  
 2. RFP: 039D-25F Employee Assistance Program for City of Irving  
 Due Date: **2/25/25** @ 3:00 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

1/23,1/30

### CITY OF GARLAND

The City of Garland is accepting bids for **Bid 0497-25 GP&L Wylie to Mallard T-**

*LEGAL NOTICES  
 CONTINUED ON NEXT PAGE*

LEGAL NOTICES  
CONTINUED

**Line Structures.** Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: 02/11/25 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

1/23,1/30

CITY OF  
GARLAND

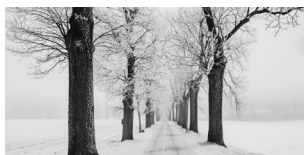
The City of Garland is accepting bids for **0474-25 Greenhouse Storm Damage – Roach Garden Center & Greenhouse.** Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: 02/13/2025 at 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

1/23,1/30,2/6



**RFP 2025-019-7044 Status Neutral Needs Assessment and Support for Human Immunodeficiency Virus (HIV)/Sexually Transmitted Infection (STI) Services BID / PROPOSAL NOTICE** Dallas County Purchasing Agent **Michael Frosch 214-653-6500** will receive sealed bids/proposals electronically: <https://www.bidnet-direct.com/texas/dallas-county> until 2:00 p.m. on THURSDAYS. All bids will be publicly read at 2:30 P.M. on THURSDAYS. Bid openings can be viewed at: **Join live event +1 469-208-1731 United States, Dallas (Toll) Conference ID: 457 475 131# on March 6, 2025, at 2:30 PM (CST).** Solicitation packets may be obtained from Dallas County Purchasing Department by appointment only. **Hard copy submittals will be received at Dallas County Purchasing Department at 500 Elm Street, Suite 5500, Dallas, TX 75202 on or prior to the due date and time.**

1/23,1/30



REQUEST FOR  
PROPOSAL

**RFP 17-26 Refrigerated and Frozen Foods for Student Nutrition Services (SNS) (153591)**

The Garland Independent School District will be receiving RFPs for the purchase of Refrigerated and Frozen Foods for Student Nutrition Services (SNS) until 10:30 a.m., February 25, 2025, 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, the quality of the vendor's goods or services – 30 points, the extent to which the goods or services meet the District's needs –30 points)

Beginning January 24, 2025, the RFP information will be available at: <https://garlandisd.net/connect/how-do-business-us/current-bidrfp-opportunities>

The preferred Method of Payment is EFT with the option of a check.

1/24,1/30

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: 062LR-25F Electrical Services for Water Utilities  
Due Date: **2/21/25 @ 1:00 PM**
- 2. ITB: 068LR-25F Community Development Block Grant (CDBG) Funded Gymnasium Sanding and Refinishing at Northwest Recreation Center  
Due Date: **2/21/25 @ 1:30 PM**
- 3. ITB: 054LF-25F Ice Control Sand  
Due Date: **2/28/25 @ 3:00 PM**
- 4. RFQ: 064LF-25F Professional Services for Rights-of-Way Acquisition and Appraisal  
Due Date: **3/14/25 @ 3:00 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

1/30,2/6

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.: 2025-069**  
**RFP TITLE: Electronic Message Center Dunford and City Lake Park**  
**OPENING DATE: February 12, 2025**  
**OPENING TIME: 2:00p.m.**

The Specifications and Bid Forms may be obtained on and after **January 30, 2025**, 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.

**Questions Due: Monday, February 10, 2025, 2:00 p.m.**

CITY OF MESQUITE  
Ryan Williams, Manager of Purchasing

1/30,2/6

RICHARDSON INDEPENDENT SCHOOL DISTRICT will receive **RFCSP for Transportation Routing, Planning and Management Software including Equipment until 2:00 PM CT, March 4, 2025.**

Each proposal shall be submitted using the electronic bid system found at <https://risd.bonfirehub.com/po>

[rtal/?tab=openOpportunities](http://rtal/?tab=openOpportunities)  
Proposal documents, plans and specifications may be obtained through the RISD website at <https://web.risd.org/purchasing/advertised-bids/>.

1/30,2/6



**IFB 2025-020-7045 Transport of Elections Equipment BID / PROPOSAL NOTICE** Dallas County Purchasing Agent **Michael Frosch 214-653-6500** will receive sealed bids/proposals electronically: <https://www.bidnet-direct.com/texas/dallas-county> until 2:00 p.m. on THURSDAYS. All bids will be publicly read at 2:30 P.M. on THURSDAYS. Bid openings can be viewed at: **Join live event +1 469-208-1731 United States, Dallas (Toll) Conference ID: 643 626 768# on March 13, 2025, at 2:30 PM (CST).** Solicitation packets may be obtained from Dallas County Purchasing Department by appointment only. **Hard copy submittals will be received at Dallas County Purchasing Department at 500 Elm Street, Suite 5500, Dallas, TX 75202 on or prior to the due date and time.**

1/30,2/6

CITY OF  
GARLAND

The City of Garland is accepting bids for Bid 0311-25 Rowlett Creek Wastewater Treatment Plant Trickle Filter Distribution Arms. Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: 02/13/2025 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

1/30,2/6

Legal Notice

SEDALCO Construction Services, serving as the Construction Manager at Risk for Duncanville ISD, will be receiving proposals from subcontractors & suppliers for the **Duncanville High School – New CTE Addition & Area M Renovations** until the date and time stated: located at **900 W. Camp Wisdom Rd, Duncanville, Texas 75116 on**

**February 19th, 2025 at 2:00 pm.**

Proposals are to be received in accordance with the requirements of Chapter 271.118 of the State of Texas Local Government Code at SEDALCO's corporate office, 4100 Fossil Creek Blvd., Fort Worth, Texas 76137 via facsimile, mail, email ([bids@sedalco.com](mailto:bids@sedalco.com)) or verbal proposal. Documents are available for review at the corporate office of SEDALCO, INC. They are also available on BuildingConnected.com. For additional information, contact Jeremy Hogan ([bids@sedalco.com](mailto:bids@sedalco.com)), phone (817) 831-2245, fax (817) 916-5707.

1/30,2/6

PUBLIC  
NOTICES

CITY OF  
MESQUITE

NOTICE OF PUBLIC  
HEARING

The Mesquite City Council will hold public hearings on the following items at 7:00 p.m., **Monday, February 17, 2025**, in the City Council Chambers of City Hall located at 757 North Galloway Avenue, to determine whether the zoning classification shall be changed on the following properties:

- 1. ZONING APPLICATION Z1123-0338  
Conduct a public hearing and consider an ordinance of Zoning Application No. Z1123-0338 submitted by Jason Shaw with Serenity Senior Living II, LLC., for a comprehensive plan amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a change of zoning from Agricultural to Planned Development – Townhomes with modified planned development standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road.
- 2. ZONING APPLICATION Z1024-0372.  
Conduct a public hearing and consider an ordinance of Zoning Application No. Z1024-0372 submitted by Maxwell Fisher of ZoneDev, on behalf of JPI, for a zoning change from Planned Development –

**LEGAL NOTICES**  
*CONTINUED*

A-3 Multifamily Ordinance No. 2434 to Planned Development – A-3 Multifamily to allow a multifamily development with modified development standards located at 23701 IH 635.

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**TEXAS ALCOHOL & BEVERAGE COMMISSION**  
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**LICENSES & RENEWALS**

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) for **Herrerias Cafe #1, LLC dba Herrera's Cafe #1** at 8014 Harry Hines Blvd. Suite A1, Dallas, Dallas County, TX 75235.  
**Jessica Villasenor - Managing Member**

1/29,1/30

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for **Kroger Fulfillment Network LLC dba Kroger Fulfillment Network LLC** at 4221 Telephone Rd, Dallas, Dallas County, TX 75241.  
**Christine Wheatley, President/Secretary/Director**  
**Carin Fike, Vice President/Treasurer**

1/29,1/30

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for **HBC TEXAN LLC dba**

**TEXAN WANGBAL at 2560 ROYAL LANE #102, DALLAS, DALLAS COUNTY, TX 75229.**  
**JEREMY HUNT**

1/29,1/30

Application has been made with the Texas Alcoholic Beverage Commission for a General Class B Wholesaler's Permit (X) and Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) and Winery Permit (G) for **Kenjor Holdings, LLC dba Rhombus Wines** at 1501 N Plano Rd, Ste. 200 Richardson, Dallas County, TX 75081.  
**Vercilla Hawkins Brian Hawkins**

1/29,1/30

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate Required for **Caribbean Republic LLC dba Fire Side Kitchen & Bar** at 921 W Belt Line Rd #112, DeSoto, Dallas County, TX 75115.  
**Jordaine Whyte - Owner**

1/30,1/31

**NOTICE TO CREDITORS**

**Notice to Creditors For THE ESTATE OF RICHARD THOMPSON ALEXANDER, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of RICHARD THOMPSON ALEXANDER, Deceased were granted to the undersigned on the 22ND of JANUARY, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are

hereby required to present the same to BARRY LUKE ALEXANDER, the Independent Executor, within the time prescribed by law. My address is c/o R. Kirk Newsum Attorney 8331 Coral Drive Dallas, Texas 75243 Independent Executor of the Estate of RICHARD THOMPSON ALEXANDER Deceased.  
CAUSE NO. PR-24-03271-2

1/30

**Notice to Creditors For THE ESTATE OF Josephine Barrientos Guzman, Deceased**

Notice is hereby given that Letters of Administration with Bond upon the Estate of Josephine Barrientos Guzman, Deceased were granted to the undersigned on the 30 of November, 2022 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to George Guzman within the time prescribed by law. My address is 435 W. 12th St., Dallas, Texas 75208 Dependent Administrator of the Estate of Josephine Barrientos Guzman Deceased.  
CAUSE NO. PR-21-03311-2

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**Notice to Creditors For THE ESTATE OF Frances Marie Trevino, Deceased**

Notice is hereby given that Letters of Administration upon the Estate of Frances Marie Trevino, Deceased were granted to the undersigned on the 14th of January, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Justin Lee Trevino within the time prescribed by law. My address is Justin Lee Trevino c/o McDonnell Coates, LLP 215 W. 2nd St. Waxahachie, TX 75165 Administrator of the Estate of Frances Marie Trevino Deceased.  
CAUSE NO. PR-23-02921-2

1/30

**Notice to Creditors For THE ESTATE OF Clifford E. Williamson, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Clifford E. Williamson, Deceased were granted to the undersigned on the 18th of December, 2024

by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Laurie A. Williamson within the time prescribed by law. My address is 1404 Glendover Dr., Lancaster, TX 75146 Independent Executrix of the Estate of Clifford E. Williamson Deceased.  
CAUSE NO. PR-24-03142-2

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**Notice to Creditors For THE ESTATE OF Andres Villalpando, Jr., Deceased**

Notice is hereby given that Letters of Administration with Bond upon the Estate of Andres Villalpando, Jr., Deceased were granted to the undersigned on the 27 of November, 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 Patricia Bustillos within the time prescribed by law. My address is 435 W. 12th St., Dallas, Texas 75208 Dependent Administrator of the Estate of Andres Villalpando, Jr. Deceased.  
CAUSE NO. PR-21-04776-2

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**Notice to All Persons Having Claims Against the Estate of James T. Flatt**

Notice is hereby given that Letters Testamentary for the Estate of James T. Flatt, Deceased, were issued on January 28, 2025, in Docket No. PR-24-03653-3, pending in Probate Court No. 3, Dallas County, Texas, to Kyle Flatt, Independent Executor.

All persons having claims against this Estate are required to present their claims within the time and manner prescribed by law to Sullivan, Klocke, Evans & Goenawein, P.C., 7300 State Highway 121 SB, Suite 510, McKinney, Texas 75070.

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**Notice to Creditors For THE ESTATE OF BICH THOA THI HOANG A/K/A THOA BICH THI HOANG, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of BICH THOA THI HOANG A/K/A THOA BICH THI HOANG, Deceased were granted to the undersigned on the 21 of JANUARY, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said es-

tate are hereby required to present the same to KEN CONG NGUYEN within the time prescribed by law. My address is KEN CONG NGUYEN 6713 TRILOBITE TRL FORT WORTH, TX 76137 Executor of the Estate of BICH THOA THI HOANG A/K/A THOA BICH THI HOANG Deceased.  
CAUSE NO. PR-24-02456-1

1/30

**Notice to Creditors For THE ESTATE OF Carol Ann Hardy also known as Carol Hardy, Carol A. Hardy, and Carol McWherter Hardy, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Carol Ann Hardy also known as Carol Hardy, Carol A. Hardy, and Carol McWherter Hardy, Deceased were granted to the undersigned on the 24 of January, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to William Lynn Hardy within the time prescribed by law. My address is 9834 Twin Creek Drive, Dallas, Texas 75228 Independent Executor of the Estate of Carol Ann Hardy also known as Carol Hardy, Carol A. Hardy, and Carol McWherter Hardy Deceased.  
CAUSE NO. PR-24-03222-2

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**Notice to Creditors For THE ESTATE OF PAULINE HERNANDEZ, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of PAULINE HERNANDEZ, Deceased were granted to the undersigned on the 27th of January, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Alicia Hernandez within the time prescribed by law. My address is c/o Barkley T. Miller 12900 Preston Rd., Ste. 907 Dallas, TX 75230-6301 Administrator of the Estate of PAULINE HERNANDEZ Deceased.  
CAUSE NO. PR-24-03709-3

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*LEGAL NOTICES*  
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LEGAL NOTICES  
CONTINUED

Notice to Creditors For  
THE ESTATE OF Steven W.  
Smith, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Steven W. Smith, Deceased were granted to the undersigned on the 22 of January, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Frederick Douglas Scherr within the time prescribed by law.

My address is c/o M. Seth Sosolik  
14785 Preston Road, Suite 1125  
Dallas, Texas 75254  
Independent Executor of the Estate of Steven W. Smith Deceased.  
CAUSE NO. PR-24-03836-2

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Notice to Creditors For  
THE ESTATE OF Scott Canfield, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Scott Canfield, Deceased were granted to the undersigned on the 29 of January, 2025 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Chris Kellogg Canfield within the time prescribed by law.

My address is 3715 S. 1st Street, Apt. 590  
Austin, Texas 78704  
Independent Executor of the Estate of Scott Canfield Deceased.  
CAUSE NO. PR-24-02669-3

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PROBATE  
CITATIONS

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-25-00190-2

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 Jeanette Brown, 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, February 10, 2025, to answer the Application For Letters Of Independent Administration And To Declare Heirship filed by Lanette Henry, on the January 22, 2025, in the matter of the Estate of: Jeanette Brown, Deceased, No. PR-25-00190-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on November 03, 2024, in Rockwall, Rowlett County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Jeanette Brown, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, January 23, 2025  
**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Kristian Macon, Deputy

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CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-25-00189-2

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 Richard Cataldi, 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, February 10, 2025, to answer the Application For Determination Of Heirship; Application To Create Independent Administration And Issuance Of Letters Of Independent Administration; filed by Jennifer Cataldi, on the January 22, 2025, in the matter of the Estate of: Richard Cataldi, Deceased, No. PR-25-00189-2**, and alleging in substance as follows:

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

Given under my hand and seal of said Court, in the City of Dallas, January 23, 2025  
**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Lupe Perez, Deputy

1/30

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-25-00162-2

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 Guadalupe Banda, 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, February 10, 2025, to answer the Application To Determine Heirship, For Appointment Of Independent Administrator And For Issuance Of Letters Of Administration filed by Maria Luisa Banda, on the January 21, 2025, in the matter of the Estate of: Guadalupe Banda, Deceased, No. PR-25-00162-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on December 17, 2021, in Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Guadalupe Banda, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, January 23, 2025  
**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Alante Williams, Deputy

1/30

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-24-00260-2

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **SALVADOR VILLARREAL JR. EUFEMIA VILLARREAL ANA MARIA VILLARREAL, ELSA VILLARREAL, YOLANDA VILLARREAL, AND GUILLERMO VILLARREAL WHOSE WHEREABOUTS ARE UNKNOWN AND CANNOT BE REASONABLY ASCERTAINED, ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Salvador Villarreal, 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, February 10, 2025, to answer the Motion for Substi-**

**tuted Service of Process filed by Teresa Villalobos, on the January 21, 2025, in the matter of the Estate of: Salvador Villarreal, Deceased, No. PR-24-00260-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on UNKNOWN in Unknown**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Salvador Villarreal, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, January 22, 2025  
**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Lupe Perez, Deputy

1/30

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-23-02903-2

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 Sharon Stevens Josefy, 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, February 10, 2025, to answer the Application for Appointment of Independent Administrator and to Declare Heirship filed by Donnie G. Josefy, on the August 10, 2023, in the matter of the Estate of: Sharon Stevens Josefy, Deceased, No. PR-23-02903-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on March 25, 2023 in Unknown**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Sharon Stevens Josefy, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, January 24, 2025  
**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Lupe Perez, Deputy

1/30

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-19-00305-2

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **REBECCA ANN**

**MCGOWAN ESTATE, MICHAEL JOHN HEATHER, KIMBRALIE FAY HEATHER, JUSTIN LEE HEATHER, JACOB ALLEN COCHRUM, AND PHILLIP DEWAYNE COCHRUM, WHOSE WHEREABOUTS ARE UNKNOWN AND CANNOT BE REASONABLY ASCERTAINED, ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Winona Faye Walker, 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, February 10, 2025, to answer the Alternative Application for Letters of Administration pursuant to Section 301.002(b)(1) of the Texas Estates Code filed by Larry Dewayne Solomon a/k/a Larry D. Solomon, on the January 23, 2025, in the matter of the Estate of: Winona Faye Walker, Deceased, No. PR-19-00305-2**, and alleging in substance as follows:

**Applicant alleges that the decedent died on January 28, 2015 in Garland, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Winona Faye Walker, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, January 23, 2025  
**JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Alexis Cabrales, Deputy

1/30

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-25-00200-3

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 Edward H. Gavigan, 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, February 10, 2025, to answer the Application to Determine Heirship filed by Laura M. Gavigan, on the January 23, 2025, in the matter of the Estate of: Edward H. Gavigan,**

LEGAL NOTICES  
CONTINUED

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CITATIONS BY PUBLICATION

Deceased, No. PR-25-00200-3, and alleging in substance as follows:

Applicant alleges that the decedent died on November 29, 2024, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Edward H. Gavigan, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, January 23, 2025 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alante Williams, Deputy

1/30

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-25-00186-3

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 Memphis Steele Rizos, 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, February 10, 2025, to answer the Application to Determine Heirship (After Four Years) filed by Megan Steele Rizos, on the January 21, 2025, in the matter of the Estate of: Memphis Steele Rizos, Deceased, No. PR-25-00186-3, and alleging in substance as follows:

Applicant alleges that the decedent died on January 23, 2019, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Memphis Steele Rizos, Deceased.

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

Given under my hand and seal of said Court, in the City of Dallas, January 23, 2025 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alante Williams, Deputy

CITATION BY PUBLICATION THE STATE OF TEXAS THE UNKNOWN HEIRS AT LAW OF WAYNE AIMES 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 17TH DAY OF FEBRUARY, 2025, at or before ten o'clock A.M. before the Honorable 298TH DISTRICT COURT of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 27TH DAY OF AUGUST, 2024, in this cause, numbered DC-24-14098 on the docket of said Court, and styled: PLANET HOME LENDING LLC, Petitioner vs. THE UNKNOWN HEIRS AT LAW OF WAYNE AIMES, DECEASED Respondent. A brief statement of the nature of this suit is as follows:

PLAINTIFF SEEKS A DECLARATORY JUDGMENT THAT: (1) PLAINTIFF HAS A VALID FIRST SECURED LIEN CREATED AGAINST THE PROPERTY; (2) INCLUDES AN ORDER AUTHORIZING PLAINTIFF TO FORECLOSE ITS LIEN IN COMPLIANCE WITH THE LOAN AGREEMENT AND TEX. PROP. CODE § 51.002 BY NON-JUDICIAL SALE; (3) PLAINTIFF IS AUTHORIZED TO ENFORCE THE SECURITY AGREEMENT AGAINST THE PROPERTY BY NON-JUDICIAL SALE

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 2ND DAY OF JANUARY, 2025

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

1/9,1/16,1/23,1/30

CITATION BY PUBLICATION THE STATE OF TEXAS THE UNKNOWN HEIRS OF TROSHANE JENKINS JACKSON 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 17TH DAY OF FEBRUARY, 2025, at or before ten o'clock A.M. before the Honorable 116TH DISTRICT COURT of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 22ND DAY OF OCTOBER, 2024, in this cause, numbered DC-24-19044 on the docket of said Court, and styled: WELLS FARGO BANK, N.A., Petitioner vs. MACK MCGUIRE AND MYRON EDWARD MCQUEEN AND THE UNKNOWN HEIRS OF TROSHANE JENKINS JACKSON Respondent. A brief statement of the nature of this suit is as follows:

LOT 9, BLOCK 3/6049, OF CLUB OAKS ADDITION, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 27, PAGE 149, OF THE MAP

RECORDS OF DALLAS COUNTY, TEXAS.

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

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

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

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

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

1/9,1/16,1/23,1/30

CITATION BY PUBLICATION The State of Texas

LUIS GARCIA, Defendant. .... in the hereinafter styled and numbered cause: CC-24-07961-D

YOU are hereby commanded to appear before the County Court at Law No. 4, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being Monday, 17th day of February, 2025, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number CC-24-07961-D, Styled JOSE MARIN, Plaintiff (s) vs YHADIRA ANTUNEZ; LUIS GARCIA; ALLSTATE FIRE INSURANCE COMPANY, Defendant (s). The nature of plaintiff's demand being as follows: DAMAGES (COLLISION) (ACCOUNT).

STATEMENT

This is a suit for negligence arising out of a collision occurring in Dallas County, Texas. On or about January 7, 2023, Plaintiff JOSE MARIN was traveling north in the left lane of 500 S. Masters Drive. Masters Drive. Defendant Antunez attempted to turn left across traffic onto Seagoville Road and made an unsafe turn and collided into Plaintiffs vehicle. Plaintiffs vehicle was pushed, rotating clockwise, and collided into a third car traveling north in the right lane of 500 S. Mas-

ters Drive. Immediately after the accident Officer Jameson Buchanan of the Dallas Police Department arrived on the scene and cited Defendant Antunez for "No Valid Texas Driver's License" and notated the sole contributing factor to the accident was Defendant Antunez turning when it was unsafe to do so. At the time and on the occasion in question and immediately prior thereto, Defendant LUIS GARCIA, was the owner of the vehicle Defendant Antunez was driving, At the time and on the occasion in question, and immediately/ prior thereto, Defendant LUIS GARCIA was guilty of negligent entrustment and knew or should have known that Defendant Antunez was an unlicensed, negligent, or reckless driver. Plaintiff sustained injuries and property damage as a result of the collision directly caused by Defendant Antunez's negligence.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiff's attorney GRADY ROBERT JONES 6860 Dallas Pkwy Ste 200 Plano TX 75024-4242

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

WITNESS: JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 4, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at Dallas, Texas, this 2nd day of January, 2025, A.D.

JOHN F. WARREN, County Clerk Of the County Court of Dallas County

By: Guisla Hernandez, Deputy

1/9,1/16,1/23,1/30

CITATION BY PUBLICATION THE STATE OF TEXAS THE UNKNOWN HEIRS AT LAW OF DEBORAH R BAILLY 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



LEGAL NOTICES  
CONTINUED

from the date of issuance of this citation, same being Monday the **3RD DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **298TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 23RD DAY OF FEBRUARY, 2024, in this cause, numbered **DC-24-03000** on the docket of said Court, and styled: **CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-5, BY AND THROUGH ITS MORTGAGE SERVICER, SHELLPOINT MORTGAGE SERVICING**, Petitioner vs. **THE UNKNOWN HEIRS AT LAW OF DEBORAH R BALLEY** Respondent. A brief statement of the nature of this suit is as follows:

**"PLAINTIFFS SEEKING A JUDICIAL DECLARATION THAT AS RECOURSE FOR DEFAULT UNDER THAT ONE CERTAIN VOLUNTARY SECURITY 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: BEING THE NORTHEAST 44 FEET OF LOT 4 AND THE SOUTHWEST 4.5 FEET OF LOT 5, BLOCK 2/4298 OF BELLEVUE, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 1, PAGE 475 OF THE PLAT 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 17TH DAY OF JANUARY, 2025.**

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

1/23,1/30,2/6,2/13

**CITATION BY PUBLICATION**  
THE STATE OF TEXAS  
**THE UNKNOWN HEIRS AT LAW OF KEITH THOMAS, 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 **3RD DAY OF MARCH, 2025**, 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 24TH DAY OF AUGUST, 2024, in this cause, numbered **DC-23-12987** on the docket of said Court, and styled: **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-WL3, ASSET-BACKED CERTIFICATES, SERIES 2006-WL3**, Petitioner vs. **MARY H. THOMAS, DERRICK THOMAS, MICHELLE THOMAS, AND THE UNKNOWN HEIRS AT LAW OF KEITH THOMAS, DECEASED**, Respondent. A brief statement of the nature of this suit is as follows:  
**PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG**

**BEACH MORTGAGE LOAN TRUST 2006-WL3, ASSET-BACKED CERTIFICATES, SERIES 2006-WL3, ITS SUCCESSORS IN INTEREST OR ASSIGNS, BY AND THROUGH ITS ATTORNEY OF RECORD JOSEPH M. VACEK OF ROBERTSON, ANSCHUTZ, SCHNEID, CRAINE & FARMERS, PLLC, 5601 EXECUTIVE DR., SUITE 400, IRVING, TEXAS 75038, BROUGHT SUIT AGAINST MARY H. THOMAS, DERRICK THOMAS, MICHELLE THOMAS, AND THE UNKNOWN HEIRS OF KEITH THOMAS, DECEASED AND ANY OTHER PERSON CLAIMING ANY SUBORDINATE RIGHT, TITLE AND/OR INTEREST IN 4303 ELK HORN TRAIL, DALLAS, TEXAS 75216 ("PROPERTY"), AND LEGALLY DESCRIBED AS: LOT 33, BLOCK 3/6002, SECOND INSTALLMENT OF MARSLI PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 61, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 17TH DAY OF JANUARY, 2025.**

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

1/23,1/30,2/6,2/13

**CITATION BY PUBLICATION**  
THE STATE OF TEXAS  
**SANDRA CRUZ AND KENNETH RAMIREZ**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of

this citation, same being Monday the **3RD DAY OF MARCH, 2025**, 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 PLAINTIFF'S FIRST AMENDED PETITION was filed in said court, ON THIS THE 20TH DAY OF NOVEMBER, 2024, in this cause, numbered **DC-24-15118** on the docket of said Court, and styled: **JIMMY WINFREY, JR.** Petitioner vs. **SANDRA CRUZ AND KENNETH RAMIREZ** Respondent. A brief statement of the nature of this suit is as follows:

**ON OR ABOUT SEPTEMBER 14, 2022, DEFENDANT SANDRA CRUZ WAS TRAVELING SOUTHBOUND ON CENTRAL EXPRESSWAY IN RICHARDSON, COLLIN COUNTY, TEXAS WHEN SHE FAILED TO CONTROL HER SPEED AND REAR ENDED THE VEHICLE OPERATED BY JIMMY WINFREY, JR. THE VEHICLE IN THE ALTERNATIVE WAS OPERATED AND OWNED BY KENNETH RAMIREZ. AS A RESULT OF THE COLLISION JIMMY WINFREY, JR. SUFFERED SIGNIFICANT PERSONAL INJURIES.**

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 16TH DAY OF JANUARY, 2025.**

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

1/23,1/30,2/6,2/13

**CITATION BY PUBLICATION**  
THE STATE OF TEXAS  
**CARLA BASQUES CRUZ**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **3RD DAY OF MARCH, 2025**, 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 etitioner's Petition was filed in said court, ON THIS THE 9TH DAY OF SEPTEMBER, 2024, in this cause, numbered **DC-24-15458** on the docket of said Court, and styled: **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE4, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4**, Petitioner vs. **HENRIETTA VALDEZ AND ANTONIO VALDEZ, III AND THE HEIRS AT LAW OF HENRIETTA VALDEZ, DECEASED AND THE HEIRS AT LAW OF ANTONIO VALDEZ, III, DECEASED** Respondent. A brief statement of the nature of this suit is as follows:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF IRVING, COUNTY, OF DALLAS AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS: BLOT 39, BLOCK 4/5967, ROLAND DALE ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLIME 18, PAGE 30, MAP RECORDS,**



**LEGAL NOTICES  
CONTINUED**

**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 16TH DAY OF JANUARY, 2025.**

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

1/23,1/30,2/6,2/13

**CITATION  
BY PUBLICATION**  
THE STATE OF TEXAS  
**ALEXANDER FERNANDEZ**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **3RD DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **162ND 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 etitioner's Petition was filed in said court, ON THIS THE 11TH DAY OF SEPTEMBER, 2024, in this cause, numbered **DC-24-15734** on the docket of said Court, and styled: **MAYRA COLUNGA ORTIZ, Petitioner vs. ALEXANDER FERNANDEZ** Respondent. A brief statement of the nature of this suit is as follows: **THE LAWSUIT ARISES FROM A MOTOR VEHICLE**

**COLLISION OCTOBER 24, 2023 AT BELTLINE AND N. GLENVILLE DR IN DALLAS. FERNANDEZ CRASHED HIS VEHICLE FROM BEHIND TO THE VEHICLE DRIVEN BY ORTIZ RESULTING IN INJURIES.**

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 16TH DAY OF JANUARY, 2025.**

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

1/23,1/30,2/6,2/13

**CITATION  
BY PUBLICATION**  
THE STATE OF TEXAS  
**EDWARD XAVIER HERRERA**  
GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **3RD DAY OF MARCH, 2025**, at or before ten o'clock A.M. before the Honorable **14TH 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 etitioner's Petition was filed in said court, ON THIS THE 22ND DAY OF JULY, 2024, in this cause, numbered **DC-24-10750** on the docket of said Court, and styled: **SONIA REVELES, Petitioner vs. SANDRA BREWER COCEK, ED-**

**WARD XAVIER HERRERA, AND BRYAN LOPEZ** Respondent. A brief statement of the nature of this suit is as follows:

**PLAINTIFF SONIA REVELES FILED HER ORIGINAL PETITION AGAINST DEFENDANT EDWARD XAVIER HERRERA ON JULY 22, 2024, SEEKING MONETARY RELIEF OVER \$1,000,000.00 FOR ALLEGED DAMAGES INCURRED AS A RESULT OF A JULY 23, 2022 MOTOR VEHICLE CRASH. ON JULY 23, 2022 PLAINTIFF ALLEGES BRYAN LOPEZ ENTRUSTED A MOTOR VEHICLE TO EDWARD XAVIER HERRERA, WHO DROVE RECKLESSLY AND INCOMPETENTLY COLLIDED WITH A VEHICLE DRIVEN BY PLAINTIFF SONIA REVELES. THE ALLEGED JULY 23, 2022 CRASH CAUSED DAMAGES TO PLAINTIFF SONIA REVELES.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 17TH DAY OF JANUARY, 2025.**

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

1/23,1/30,2/6,2/13

**CITATION  
BY PUBLICATION**  
The State of Texas  
CESAR JAVIER SOTO CASTRO,  
Defendant ..... in the hereinafter styled and numbered cause: **CC-24-08046-E**

**YOU** are hereby commanded to appear before the **County Court at Law No. 5**, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being Mon-

day, 3rd day of March, 2025, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-24-08046-E**, Styled **GERMAN DAVID AGUIRRE, Plaintiff (s) vs CESAR JAVIER SOTO CASTRO, Defendant (s)**. The nature of plaintiff's demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**.

This lawsuit is based on a motor vehicular collision occurring on or about June 29, 2023, at or near North Central Expressway and Royal Lane In Dallas, Texas. The collision was proximately caused by the negligence of Defendant Cesar Javier Soto Salazar. At the time of the collision, Defendant Cesar Javier Soto Salazar was negligent in one or more ways. The abovereferenced accident was proximately caused by the negligence and/or recklessness of the Defendant Cesar Javier Soto Salazar. As a result of Defendant Cesar Javier Soto Salazar's actions, Plaintiff German David Aguirre has suffered severe bodily, economic, and mental injuries for which Plaintiff German David Aguirre sues.

If this citation is not served within ninety days after the date of its issuance, it shall be returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs.

Plaintiffs attorney PABLO AZZAD, FOURNIER THELA W OFFICES OF THOMAS J. HENRY, 5711 UNIVERSITY HEIGHTS, SUITE 101 SAN ANTONIO, TX 78249.

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

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

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, at Dallas, Texas, this 16th day of January, 2025 A.D.

JOHN F. WARREN, County Clerk Of the County Court of Dallas County  
*/s/ Momodou Bayo*  
By: Momodou Bayo, Deputy

1/23

**THE STATE OF TEXAS:  
TO ANY SHERIFF OR ANY  
CONSTABLE IN THE  
STATE OF TEXAS:  
CITATION BY PUBLICATION/POSTING – TRC109**

**& 114 & FC 6.409 & 102.010**

**CAUSE No. FA-24-46905**  
TO: Unknown Father wher-ever he/she may be found, and All Whom it May Concern, Respondents; GREETINGS:

**NOTICE TO 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 (20) 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"**TRCP. 99

The petition of **GREGORY DEAN EDWARDS; LOGAN ASHELY EDWARDS**, Petitioner(s) was filed in the 336th District Court of Fannin County, Texas on the **August 02, 2024** against **Unknown Father**, Respondent(s), numbered FA-24-46905, and entitled 'In the Interest of G. E..'

The suit requests (OCA) - Original Petition - New Cases Filed (Original Petition in Suit Affecting the Parent-Child Relationship - ITIO G.S.E., A Child) as is more fully shown by Petition on file in this suit.

The date of birth of the child/children who is/are the subject of the suit is/are: 06-02-22.

"The court has authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property that will be binding on you and/or The Court has authority in this suit to render an order in the child's/children's interest that 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."

**ATTESTED AND ISSUED** and given under my hand and seal of said Court at Bonham, Texas this the January 23, 2025.

Clerk of the Court:  
APRIL GIBBS, District Clerk

LEGAL NOTICES  
CONTINUED

Fannin County Texas  
200 E. 1st Street  
Bonham Texas 75418  
BY: /s/ Cheryl Dane, Deputy

1/30

**THE STATE OF TEXAS:  
TO ANY SHERIFF OR ANY  
CONSTABLE IN THE STATE  
OF TEXAS:  
CITATION BY PUBLICA-  
TION/POSTING – TRC109 &  
114 & FC 6.409 & 102.010  
CAUSE No. FA-24-46905**

TO: Gillian Dennise Edwards  
wherever he/she may be  
found, and All Whom it May  
Concern, Respondents;  
GREETINGS:

NOTICE TO 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 cita-  
tion by 10:00 a.m. on the  
Monday next following the  
expiration of twenty (20)  
days after you were served  
this citation and petition, a  
default judgment may be  
taken against you. In addi-  
tion to filing a written an-  
swer with the clerk, you may  
be required to make initial  
disclosures to the other par-  
ties of this suit. These dis-  
closures generally must be  
made no later than 30 days  
after you file your answer  
with the clerk. Find out  
more at  
**TexasLawHelp.org**" TRCP.  
99 \*

The petition of GREGORY  
DEAN EDWARDS; LOGAN  
ASHELY EDWARDS, Peti-  
tioner(s) was filed in the 336th  
District Court of Fannin  
County, Texas on the August  
02, 2024 against Gillian Den-  
nise Edwards, Respondent(s),  
numbered FA-24-46905, and  
entitled 'In the Interest of G.  
E..

The suit requests (OCA) -  
Original Petition - New Cases  
Filed (Original Petition in Suit  
Affecting the Parent-Child Re-  
lationship - ITIO G.S.E., A  
Child) as is more fully shown  
by Petition on file in this suit.  
The date of birth of the  
child/children who is/are the  
subject of the suit is/are: 06-  
02-2022.

"The court has authority in  
this suit to enter any judgment  
or decree dissolving the mar-  
riage and providing for the di-  
vision of property that will be  
binding on you and/or The  
Court has authority in this suit  
to render an order in the  
child's/children's interest that  
will be binding on you, includ-  
ing the termination of the Par-  
ent-child Relationship, the

determination of paternity, and  
the appointment of a conser-  
vator with authority to consent  
to the child's (children's) adop-  
tion."

ATTESTED AND ISSUED  
and given under my hand and  
seal of said Court at Bonham,  
Texas this the January 23,  
2025.

Clerk of the Court:  
APRIL GIBBS, District Clerk  
Fannin County Texas  
200 E. 1st Street  
Bonham Texas 75418  
By: /s/ Cheryl Dane, Deputy

1/30

**GET  
DOWN  
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ad COUNCIL American Heart Association AMA AMERICAN MEDICAL ASSOCIATION

In partnership with HHS Office of Minority Health and Health Resources and Services Administration under cooperative agreements CPIMP211227 and CPIMP211228.

**You good?**

**Reach out to a friend about  
their mental health.**

Find more ways to help at [SeizeTheAwkward.org](https://SeizeTheAwkward.org)

**SEIZE THE AWKWARD** ad COUNCIL American Foundation for Suicide Prevention JED The Jed Foundation