

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.

Notice is hereby given pursuant of Chapter 59 Texas Property Code, (Chapter 576 Acts of the 68th Legislature Regular Session 1983). StorQuest Self Storage auction will be held online on www.StorageTreasures.com for the property of:

Joseph Hinkson
Deandre Sparks
Maria Gonzalez

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. The sale will commence online at www.StorageTreasures.com

where said property has been stored and which is located at StorQuest Self Storage 10317 Shady trail Dallas TX 75220. Separate lien sales to highest bidder for each unit in cash. Owner has the right to not accept bid price. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Auction End Time: 07/16/2025 @ 9 am

6/26,7/3

NOTICE OF PUBLIC SALE

Pursuant to chapter 59 of Texas State Code, the following storage facilities will hold a Public Auction of each property which is being sold to satisfy a Landlords Lien at the date and time indicated below, and on the following terms: All property will be sold to the highest bidder for **CASH ONLY**. \$100.00 Deposit for clean up and removal may be required. Seller reserves the right to refuse any bid and to withdraw any property from the sale. The property will be sold on **Monday July 14, 2025** on or about the time indicated at each Self Storage facilities identified below in the order as they appear. **The sale will begin at 9:00a.m. Alamo Mini Storage 4840 Matlock Road, Arlington, Texas 76018-1010 (817) 466-2166.** The contents of the following Tenants: JARMAR BUTLER: boxes/totes, furniture, miscellaneous items, shelves, tires/set, scooter. ANDREW SMITH: bed frame, boxes/totes, decor items, furniture, kitchen item, mattress/set, miscellaneous items, televisions, JARMAR BUTLER: boxes/totes, decor items, furniture, mattress/set, miscellaneous items. RONALD RUNYAN: bed frame, boxes/totes, decor items, furniture, kitchen item, miscellaneous items, refrigerator, toys. LESHONDA VAUGHN: boxes/totes, clothing, furniture, mattress/set, miscellaneous items, shoes, television, tool cart. **Then: 10:00a.m. Alamo Self Storage-Redbird, 7011 Marvin D. Love Frwy., Dallas, Texas 75237-8444 (214) 337-8444.** The contents of the following tenants: DEMETRI WALKER & CHAMBERS: boxes, files, exercise equip. CHRISTOPHER TOUSSAINT: boxes, furniture, tools, vacuum, boxes, rug, misc. items. DEMETRI WALKER & CHAMBERS: furniture, suitcase.

DEMETRI WALKER & CHAMBERS: boxes, files. DEMETRI WALKER & CHAMBERS: boxes, decor. Items, file cabinets, furniture, lamps, misc. items. KIMBERLY LIZAMA: rims, car parts, tires, rims, misc. items. DEMETRI WALKER & CHAMBERS: boxes, decor. Items, paperwork, misc. items. ROBERT SANTOS: bags, cooler, musical instruments, misc. items. ROBERT SANTOS: boxes/totes, fan, lamps, shoes, musical instruments, misc. items. DEMETRI WALKER & CHAMBERS: boxes, misc. items. DEMETRI WALKER & CHAMBERS: boxes, furniture, misc. items. DEMETRI WALKER & CHAMBERS: boxes, furniture, misc. items. DEMETRI WALKER & CHAMBERS: boxes, misc. items. DIMETRA HUDSON: boxes/totes, decor. Items, fan, furniture, misc. items. **Then: 11:00a.m. Alamo Self Storage-Dependable, 2855 Fort Worth Ave., Dallas, Texas 75211-2476 (214) 333-4539.** The contents of the following tenants: PATIENCE MCCORMICK- clothing, misc. items. JACOB MARTINEZ- boxes, decor. items, kitchen items, misc. items, suitcase, totes. JERRY TAYLOR- boxes, misc. items, toys, bags, tires. RICHARD TOVAR: boxes, furniture, lamps, tools, washer, misc. items. ANDREW RAMIREZ- bicycle, boxes, misc. items, fishing pole, lawn mower, wheel barrow, 4-Wheeler, ladder. MELINDA BROWN- boxes, clothing, misc. items, shoe, totes. CORRINNE PACHECO- boxes, decor. items, misc. items, speakers, toys, stove, totes. DAVID ALVARADO- boxes, decor. items, furniture, mattress, misc. items, refrigerator, washer/dryer. JOSEPH DIBRELL- A/C window unit, boxes, furniture, kitchen items, mattress, misc. items, speaker, suitcase, toys, heater. JENNIFER BACHIS- boxes, misc. items, suitcase. PARVIN PROPERTIES/GRAHAM SPARROW- boxes, misc. items, painting supplies, totes, water filtration system. ROSA DAMIAN- A/C window unit, boxes, fan, furniture, misc. items. PATSY BRADLEY- boxes, misc. items, suitcase, TV, totes. JERRY TAYLOR- boxes, furniture, misc. items, refrigerator, toys, washer, mini refrigerator, totes. CESAR ESTRADA- boxes, misc. items, tools, tool box, safe, ladder, lawn equipment, totes. **Then: 12:00p.m.**

Alamo Self Storage-Buckner: 3707 N. Buckner Blvd., Dallas, Texas 75228-5611 (214) 327-4422. The contents of the following Tenants: MICHAEL SHELLEY: boxes/totes; furniture, mattress/set; misc. items; suitcases, vacuum. **Then: 1:00 p.m. Alamo Self Storage-Carrollton, 1953 E. Frankford Rd., Carrollton, Texas 75007-5334 (972-492-1059).** The contents of the following tenants: LUIS ORTIZ: A/C parts, misc. items. BRANDI CAMPBELL: boxes/totes, bike, fishing poles, lawn/garden items, refrigerator, suitcases, TV, tools, tool box, amp, scuba tank, chain saw, misc. items. KARLA VILLARREAL: bags, boxes/totes, furniture, kitchen items, TV, misc. items. KARLA VILLARREAL: boxes/totes, clothes, kitchen items, misc. items. MERCEDES MENDOZA: boxes, decor items, furniture, misc. items. SHEILA WHITELEY: boxes, decor items, furniture, mattress set, refrigerator, sleeping cot, misc. items. JASON THOMPSON: boxes, furniture, misc. items. SHERONICA MEDLOCK: clothing, decor items, furniture, mattress set, TV, misc. items. LISA PADILLA: tools, tool box, car rims, motorcycle gear, shop vac., air compressor, sports equipment, golf clubs, fan, misc. items. **Auctioneer: Braun Property Management/America West Financial**

6/27,7/3

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. The auction will end on or around 11:00 am on (07/18/2025). Property will be sold to the highest bidder. Cash deposit for removal and cleanup is required. Seller reserves the right to withdraw property from sale. Property being sold includes **James Patterson:** Household and Personal Items. Contact **Advantage Storage @ 469-814-0975.**

7/3,7/10



In accordance with the Texas property code, Chapter 59, **Advantage Storage at 3471 Broadway Blvd, Garland/Texas/7504,** will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder for cash. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held ONLINE at www.storagetreasures.com on **Thursday, 07/21/2025 at 11:30AM.** A deposit may be required for removal and cleanup.

Names of tenants and general description:

Sarai G Martinez-misc furniture, boxes, shop equipment.

Frank Stein-misc boxes, furniture.

Bolanle McGruder-misc boxes, picture, personal stuff

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

Auctioneer: **ONLINE 07/03/2025 & 07/10/2025**

7/3,7/10

NOTICE OF PUBLIC SALE

pursuant to Texas Property Code Chapter 59, iStorage **2771 Oak Tree Dr, Carrollton TX,** will hold a Public Sale in order to satisfy a landlord's lien on Thursday the 17th of July 2025, at 10 AM. Property will be sold to the highest bidder for cash and must be removed within 48 hours. The seller reserves the right to reject any bid and withdraw property from the sale. Bidding takes place on Lockerfox.com. Unless otherwise noted, all units contain household goods and items. For a more detailed listing, please visit Lockerfox.com.

Said property at 2771 Oak Tree Dr, Carrollton, TX, 75006:

**Linda Thames
David Bernardin
Diamond Farmer
William Harris
Amir Satterwhite
Kelly O'neal
Alicia Mcadams
Patricia Ricard
Susan Henly**

7/3,7/10

LEGAL NOTICES
CONTINUED

Pursuant to Chapter 59, of the Texas Property code, American Safeguard Self Storage which is located at 3201 W. Wintergreen, Lancaster, TX 75134 will hold a public auction of property being sold to satisfy a landlord's lien. Sale to begin online Monday, July 14, 2025 at www.waltcadeauctions.com, and to end Sunday, July 20, 2025. Property will be sold to the highest bidder for cash.

Property in each space may be sold item-by-item, in batches, or by the space. Seller reserves the right to not accept any bid and to withdraw property from sale. All units contain household items and furniture unless otherwise specified. Property being sold is the contents of the following units:

- #428 Lindsey Cogswell: 10x10 boxes, totes, bed frame, household goods.
- #515 Maria Esparza: 10x10 boxes, totes, luggage, chairs and cabinets.
- #613 Vera Simons: 10x10 boxes, computer, office chair.
- #614 Vera Simmons: 10x10 bicycle, tv, boxes.
- #629 Dymesha Scott: 10x10 washing machine, furniture, power wheel, boxes.

Auction to be conducted by Colonel Walt Cade, CAI, ATS, BAS, CES, Txlic# 16645

7/3,7/10

ABANDONED VEHICLES

1st AD

Peak Auto Storage LLC
11211 Goodnight Lane
Dallas, Texas 75229
Public Notice
VSF 0586282
7/1/25

The following vehicles are impounded by the Peak Auto Storage LLC. The owners and lienholders of these vehicles have. Pursuant to the Texas Transportation Code, Sect. 683.014, 683.015, failure of the owner or lienholder to reclaim the vehicle. shall be deemed a waiver of all right, title and interest in the vehicle and their consent to the sale of same at Public Auction. All inquiries concerning the vehicles should be directed to the storage facility. Proof of ownership is required to claim vehicle. Fees accumulate daily. Vehicle descriptions follow with: Year/Make/Model/VIN/Plate/P- r i c e . TDLR WEBSITE:

www.tdlr.texas.gov
Invoice Year Make Model Color VIN Plate Date Price
433391 2024 RAM 2500 Red 3C6TR5EJ7RG168221 (NLE) PU1966B 7/1/25 \$519.35
433376 Unk Trailer 20Ft Black No Vin (TX) 259586J 7/1/25 \$243.41
423768 2013 Volkswagon Jetta White 3VWLP7AJ8DM354602 (VA) 1H92875 7/1/25 \$1,343.02

There will be a public sale online at peakautoauctionstx.hibid.com in 46 days of this notice

7/3

ABANDONED VEHICLES

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

Payment must be made to HBL Towing & Recovery located 2811 Mican Dr, Dallas, TX 75212.

Texas Department of Licensing & Regulation, VSF LIC. NO. 0654569vsf. For further information, please call 817-900-2222. Vehicles can be claimed 24 hours a day, 7 days a week. Total charges cannot be calculated until the vehicle is claimed. Storage accrues daily at \$22.85

plus tax for light duty and \$39.99 plus tax for vehicles over 25' per day.

FIRST PUBLIC NOTICE SHIPPING CONTAINER. KOCU481573. APPROXIMATE CHARGES AS OF 7/3/2025 \$650

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

7/3

United Tows L.L.C
7054 S. CENTRAL EX-PRWY-DALLAS TX 75216
OFFICE: 214-309-9100
TEXAS DEPARTMENT OF LICENSING AND REGULATION
STORAGE FACILITY LIC-ENSE NUMBER # 0572743VSF

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 con-

stitutes 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 EXPWY DALLAS TX, 75216. TOW FEE \$445.00, NOTIFICATION FEE \$50.00, IMPOUNDMENT FEE \$22.85, A DAILY STORAGE CHARGE OF \$39.95 A DAY, PLUS SALES TAX.
CAR#. MAKE. MODEL. YR. VIN. TOTAL CHARGES. DATE TOWED.

269320 Delucio Van Trailer 7LVD5DD28ND010323 \$597.59 06/30/2025
269322 Stoughton Trailer 2 0 2 1 1DW1A5320MSA46317 \$597.59 06/30/2025

7/3

BID NOTICES

ADVERTISEMENT FOR BIDS CONSTRUCTION MANAGER-AT-RISK PROJECT NO. 510-03-3.7 Garland ISD - Technology Network Operations Center (NOC) SITE PACKAGE Garland Independent School District

Satterfield & Pontikes Construction, Inc. acting as Construction Manager-at-Risk for the **Garland Independent School District (GISD)**, in accordance with Texas Government Code §2269, is soliciting proposals for all qualified subcontractors for **Project No. 510-03-3.7 -Garland ISD Technology Network Operations Center (NOC) - SITE PACKAGE.**

A Pre-Proposal Conference will be held on **Tuesday, July 1, 2025, at 2:00 PM CST** at the Satterfield & Pontikes Construction, Inc. offices, located at **3030 Lyndon B. Johnson Freeway, Suite 750, Dallas, Texas 75234.** Attendance is strongly encouraged, as participation may be considered in the evaluation of submitted proposals.

Proposal Due Date:

All bids or proposals must be received no later than **Thursday, July 10, 2025, at 2:00 PM CST.** Submissions must be made using the **Bid Form and Bid Packages provided via BuildingConnected,** or delivered/mailed to: **Satterfield & Pontikes Construction, Inc**

3030 Lyndon B Johnson Fwy, Suite 750 Dallas, Texas 75234

Late submissions will not be accepted. There will be no public opening of bids or proposals. Following receipt, **Satterfield & Pontikes Construction, Inc.** will evaluate all submissions based on project requirements and will recommend the bid(s) or proposal(s) offering the best value to **Garland Independent School District.**

GISD reserves the right to waive any informalities and/or reject any or all bids or proposals. Project Documents: Plans and specifications will be available beginning **Friday, June 13, 2025,** on the **Satterfield & Pontikes Construction, Inc.** website at www.satpon.com, through BuildingConnected, and at the **Satterfield & Pontikes Construction, Inc.** office listed above.

Please direct all questions to:

- **Jeremy Fenton - jfenton@satpon.com**
- **Stephanie Capehart - scapehart@satpon.com**

All questions must be submitted no later than **Thursday, July 3, 2025, by 2:00 PM CST.**

6/20,7/3



RFP 427-25 Print Shop Die Press Large Format Printers Maintenance, Equipment & Supplies (164592)

The Garland Independent School District will be receiving proposals for the purchase of Print Shop Die Press Large Format Printers Maintenance, Equipment & Supplies until 10:30 a.m. on July 24, 2025, at 501 S. Jupiter Rd, Garland, Texas 75042, Purchasing Department, at which time they will be opened.

The proposal document for electronic submission can be accessed at: https://oraprod-dmz.garlandisd.net:4443/OA_HTML/AppsLocalLogin.jsp

Please email bids@garlandisd.net for any questions.

6/26,7/3



RFP 2025-050-7075 Infectious and Bio-Hazardous Waste Removal/Pick-Up and Disposal 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: 795 764 609# on July 17, 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.

6/26,7/3



IFB 2025-041-7066 Document Destruction

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: 268 319 106# on July 31, 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,

**LEGAL NOTICES
CONTINUED**

Dallas, TX 75202 on or prior to the due date and time.

6/26,7/3

**CITY OF
GARLAND**

The City of Garland is accepting bids for **Bid 1155-25 James Park and Quail Creek Park Improvements**. Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 07/17/2025 at 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

6/26,7/3

REQUEST FOR BIDS/PROPOSALS/QUALIFICATIONS

Request for Bid (RFB) will be received and opened by the Dallas College Procurement Department, phone 972/860-7771 via **Electronic Submittal**. Due **July 23, 2025, no later than 2:00 pm**. **RFP-2025-915367, Employee Assistance Program**. Buyer: Alex Fontanez; Advertising on 6/26/25 & 7/3/25. Note: RFB documents can be downloaded through our new **online bidding and eProcurement Sourcing system, Workday at <https://dallas-college-public-portal.us.workdayspend.com/>**

6/26,7/3

**SECTION 00 11 16
REQUEST FOR
PROPOSALS**

Electronic proposals addressed to Gary N. Oradat, P.E., Executive Manager, Planning, Design and Construction Administration, Trinity River Authority of Texas, 5300 South Collins, Arlington, Texas 76018 for:

Denton Creek Regional Wastewater System Treatment Plant Expansion to 24.4 MGD Drum Screen Preselection Package

will be received until **Friday, August 1, 2025 at 2:00 PM**. Each proposer will be required to submit their proposal electronically:

1. Proposers must complete the electronic proposal and make any uploads to <https://www.civcastusa.com/> (Civcast) by the time and date above. Please note that in order to complete a proposal, Civcast has certain requirements including that the proposer must download all of the project documents prior to pro-

posal submission, so do not wait until the last minute to meet the strict time deadline.

2. Proposals will be evaluated in accordance with Section 00 2116 – Instructions to Proposers.

Proposals may be modified or withdrawn at any time prior to the time set for opening proposals.

The project scope includes, but is not limited to, the following major work items:

- Design, fabrication, assembly, shipment, installation support, testing, training, startup and warranty of a Drum Screening system, to be used as fine screening, post coarse screening, to protect the integrity of the downstream membrane bioreactor (MBR) system at the Denton Creek Regional Wastewater System.
- The equipment, material, ancillary systems, instrumentation, analyzers and services specified shall be designed, integrated and provided as a cohesive and fully functional system by a single Original Equipment Manufacturer (OEM).
- Provide design support services to Engineer during the design development phase of the TRA DCRWS Treatment Plant Expansion to 24.4 MGD project for the Owner to bid the project.
- All requirements of this Pre-selection Package to be performed by the System Supplier will be included as part of an overall construction project to be competitively bid by general contractors in (2026). The Authority acknowledges that the pricing data provided by Proposers are estimates, and that final pricing will be determined in the bid award to a general contractor.

Complete procurement specifications as needed for proposing on the preselection package may be downloaded at no charge from the Civcast website: www.civcastusa.com.

DIRECT ALL QUESTIONS for this project through Civ-Cast. Only responses issued via Addenda are binding.

All materials and information submitted by Proposers is subject to the Texas Public Information Act. By submission of said materials and information, Proposers waive any claim regarding the confidential or proprietary nature of those materials and information, regardless of any marking to that effect being placed on the documents. All materials received by the Authority shall be conclusively presumed subject to the public disclosure under the Texas Public Information Act.

Equal Opportunity in Employment – Title VII of the Civil Rights Act of 1964, as amended prohibits employment discrimination based on race, color, religion, sex, and national origin.

The Authority reserves the right to reject any or all Proposals and to waive any immaterial formalities on inconsistencies in its sole judgment. The Authority will select the highest evaluated PROPOSER; however, the Authority reserves the right, after evaluation of all Proposals received, to make determination regarding the award of any Proposal in the event non-responsive, non-conforming, or otherwise unacceptable Proposals are received, or if budgetary constraints or other unanticipated factors exist. No Proposal may be withdrawn until the expiration of 60 days from the date Proposals are opened.

TRINITY RIVER AUTHORITY OF TEXAS
GARY N. ORADAT, P.E., Executive Manager
Planning, Design and Construction Administration

7/3,7/7

**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.

RFQ NO.: 2025-157

RFQ TITLE: Multi-Year Professional Services

OPENING DATE: July 23, 2025

OPENING TIME: 2:00p.m.

The Specifications and Bid Forms may be obtained on and after **July 3, 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.

CITY OF MESQUITE
Ryan Williams, Manager of Purchasing

7/3,7/10

**CITY OF
MESQUITE**

**ADVERTISEMENT FOR
BIDS**

**City of Mesquite Contract
No. 2025-153**

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, July 23, 2025**, for the following: **Northwest Drive Screening Wall Reconstruction**.

As set forth in the plans and specifications, this project is to reconstruct approximately 1150 LF of screening wall along Northwest Drive. This project will include some sidewalk and pedestrian ramps.

A pre-bid conference will be held at 2:00 p.m. on Tuesday, July 15, 2025, 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 **Bid-Net Direct**.

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 **Bid-Net Direct**, www.bidnetdirect.com/cityofmesquite, to view documents relating to this Bid. Questions shall be submitted through **BidNet Direct**, and response will be posted through **BidNet Direct**.

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, 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

7/3,7/10



**IFB 2025-051-7076
Dallas County Administration Building Switchgear Replacement**

BID / PROPOSAL NOTICE

Dallas County Purchasing Agent **Michael Frosch** 214-653-6500 will receive sealed bids/proposals electronically: <https://www.bidnetdirect.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: 268 319 106# on July 31, 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.**

7/3,7/10



**LEGAL NOTICES
CONTINUED ON NEXT PAGE**

**LEGAL NOTICES
CONTINUED**



IFB 2025-052-7077
Purchase of Paint and Paint Products
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: 755 066 772# on August 7, 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.

7/3,7/10

CITY OF GARLAND

The City of Garland is accepting bids for 1278-25 Term Contract for Backflow Devices, Test Gauges, and Repair Parts. Bid documents are available at garlandtx.ion-wave.net or by calling 972-205-2415. Public bid opening: 07/17/2025 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

7/3,7/10



TEXAS ALCOHOL & BEVERAGE COMMISSION LICENSES & RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) for Story & Associates, Inc. dba S & D OYSTER COMPANY at 2701 McKinney Avenue, Dallas, Dallas County, 75204. Sean Bellomy: Treasurer, Stockholder Ryan Bellomy: President, Stockholder Beau Bellomy: Secretary, Stochholder

7/2,7/3

Application is being made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Late Hours and Food and Beverage Certificates by HOB Punch Line Dallas Corp. d/b/a Punch Line Dallas located at 310 Las Colinas Blvd W, Bldg A1, Suite 130, Irving, Dallas County, TX 75039. Officers of said Company are Michael Rowles President and Dan Palumbo, Secretary/Treasurer.

7/3,7/7

NOTICE TO CREDITORS

Notice to Creditors For THE ESTATE OF Michael Roy Franques, Deceased
Notice is hereby given that Letters Testamentary upon the Estate of Michael Roy Franques, Deceased were granted to the undersigned on the 25th

of June, 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 Mark Ethan Arnold within the time prescribed by law.
My address is 14011 Stardust Lane, Farmers Branch, Texas 75234, www.duranfirm.com
Independent Executor of the Estate of Michael Roy Franques Deceased.
CAUSE NO. PR-25-01360-3

7/3

Notice to Creditors For THE ESTATE OF MARGARETA BONFIELD, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of MARGARETA BONFIELD, Deceased were granted to the undersigned on the 25th of June, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to EDITH M. FRANK within the time prescribed by law.
My address is c/o Steven C. Holman, Esq., 12222 Merit Dr., Suite 1200, Dallas, TX 75251
Independent Executor of the Estate of MARGARETA BONFIELD Deceased.
CAUSE NO. PR-25-01611-2

7/3

Notice to Creditors For THE ESTATE OF Lorraine Pickens, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Lorraine Pickens, Deceased were granted to the undersigned on the 24th of June, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Gary Pickens within the time prescribed by law.
My address is 500 Westwood Dr., Richardson, Texas 75080, www.duranfirm.com
Independent Executor of the Estate of Lorraine Pickens Deceased.
CAUSE NO. PR-25-00256-1

7/3

Notice to Creditors For THE ESTATE OF Charles William Blissitt, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Charles William Blissitt, Deceased were granted to the undersigned on the 26th of June, 2025 by Probate Court No. 2 of Dallas County, Texas. All persons having claims

against said estate are hereby required to present the same to Robert Hayden Blissitt within the time prescribed by law.
My address is c/o Burch Law, 7920 Belt Line Road, Suite 700, Dallas, Texas 75254
Independent Executor of the Estate of Charles William Blissitt Deceased.
CAUSE NO. PR-24-03185-2

7/3

Notice to Creditors For THE ESTATE OF RUTH ROGERS MONTGOMERY, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of RUTH ROGERS MONTGOMERY, Deceased were granted to the undersigned on the 9th of June, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Will S. Montgomery, Independent Executor within the time prescribed by law.
My address is c/o Margaret S. Alford
Hunton Andrews Kurth, LLP
1445 Ross Avenue, Suite 3700
Dallas, TX 75202,
Will S. Montgomery,
Independent Executor of the Estate of RUTH ROGERS MONTGOMERY Deceased.
CAUSE NO. PR-25-01197-1

7/3

Notice to Creditors For THE ESTATE OF Alleine Eubanks Housewright, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Alleine Eubanks Housewright, Deceased were granted to the undersigned on the 2nd of June, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to David Eubanks Wilkins within the time prescribed by law.
My address is 11335 Lippitt Avenue
Dallas, Texas 75218
Independent Executor of the Estate of Alleine Eubanks Housewright Deceased.
CAUSE NO. PR-25-01059-1

7/3

Notice to Creditors For THE ESTATE OF Josephine Elizabeth Alvarado, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Josephine Elizabeth

Alvarado, Deceased were granted to the undersigned on the 2nd of April, 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 Anna Maria Alvarado within the time prescribed by law.
My address is 1002 N. Windomere Ave., Dallas, Texas 75208, www.duranfirm.com
Independent Executor of the Estate of Josephine Elizabeth Alvarado Deceased.
CAUSE NO. PR-24-04173-3

7/3

Notice to Creditors For THE ESTATE OF LARRY PRUITT, ALSO KNOWN AS LARRY DEAN PRUITT, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Larry Pruitt, also known as Larry Dean Pruitt, Deceased were granted to the undersigned on the 23rd of June, 2025 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Tracey Boroughs, also known as Tracey Marie Boroughs within the time prescribed by law.
My address is c/o MATTHEW GRIFFETH
Law Office of Susan Satterwhite, PC
1509 Summer Lee Drive
Rockwall, Texas 75032
Independent Executor of the Estate of Larry Pruitt, also known as Larry Dean Pruitt Deceased.
CAUSE NO. PR-25-00550-1

7/3

Notice to Creditors For THE ESTATE OF Allen A King, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Allen A King, Deceased were granted to the undersigned on the 21st of February, 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 Allen A. King, Jr. within the time prescribed by law.
My address is 2122 E Governors Circle, Houston, Texas 77092
Independent Executor of the Estate of Allen A King Deceased.
CAUSE NO. PR-23-03694-2

7/3

LEGAL NOTICES
CONTINUED

PROBATE
CITATIONS

CITATION
BY PUBLICATION
THE STATE OF TEXAS
Probate Court No. 2
CAUSE NO. PR-25-00664-2
TO: THE UNKNOWN HEIRS
AT LAW OF PAMELA B.
DAVIS

Defendants In the hereinafter styled and numbered cause: PR-25-00664-2

YOU are hereby commanded to appear before the Probate Court No. 2 of Dallas County, George Allen Courts Building, City of Dallas, Dallas County, State of 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, the July 28, 2025** and file a written answer to **PLAINTIFF'S ORIGINAL PETITION** in Cause No. PR-25-00664-2 styled

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-81 PLAINTIFF

V.

**RICHARD DAVIS
DEFENDANT**

RE: 348 Park Brook Dr.
Dallas, Texas 75218

[In the Estate of Pamela
Ann Bush Davis]

filed in said Court on the February 27, 2025 the nature of Plaintiffs demand being as follows, to wit:

Plaintiff U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-SI, by and through its attorney of record, William A. Morphis of Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, Texas 77070, brought suit under Cause No. PR-25-00664-2 in the Probate Court No. 2 of Dallas County, Texas, for enforcement and foreclosure of Deed of Trust pen on the following described real property of which Defendants, THE UNKNOWN HEIRS AT LAW OF PAMELA B. DAVIS, are potential parties in interest:

LOT 27 IN BLOCK C7481 OF PARK HIGHLANDS NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS

COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 71179, PAGE 2064, MAP RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as 348 Park Brook Dr., Dallas, TX 75218.

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

WITNESS: JOHN F. WARREN, Clerk of the Probate Court of Dallas County, State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, Dallas, TEXAS **June 13, 2025**

JOHN F. WARREN, County Clerk

Dallas County, Texas

By: Kristian Macon, Deputy

6/26,7/3,7/10,7/17

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02016-1

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Taggiquiyayla Rachon Williams, Deceased**, are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, July 14, 2025, to answer the Application for Appointment of a Temporary Administrator (After Four Years) filed by Greg Thomas, on the June 18, 2025**, in the matter of the **Estate of: Taggiquiyayla Rachon Williams, Deceased, No. PR-25-02016-1** and alleging in substance as follows:

Applicant alleges that the decedent died on January 09, 2014 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are heirs of Taggiquiyayla Rachon Williams, 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, June 26, 2025

JOHN F. WARREN, County Clerk

Dallas County, Texas
By: Alexis Cabrales, Deputy

7/3

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02098-1

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Roy Grady Popham, Deceased**, are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, July 14, 2025, to answer the Application for Probate of Will and Two Codicils and for Issuance of Letters Testamentary filed by Texas Capital Bank, on the June 24, 2025**, in the matter of the **Estate of: Roy Grady Popham, Deceased, No. PR-25-02098-1** and alleging in substance as follows:

Applicant alleges that the decedent died on May 16, 2025 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are heirs of Roy Grady Popham, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, June 26, 2025

JOHN F. WARREN, County Clerk

Dallas County, Texas

By: Alexis Cabrales, Deputy

7/3

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02104-1

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **KATHERINE HELWICK FIELDER, WHOSE WHEREABOUTS ARE UNKNOWN AND CANNOT BE REASONABLY ASCERTAINED, ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Louis David Helwick, Deceased**, are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, July 14, 2025, to answer the Application for Probate Of Will And Independent Administration filed**

by Katherine Helwick Fielder, on the June 25, 2025, in the matter of the Estate of: Louis David Helwick, Deceased, No. PR-25-02104-1 and alleging in substance as follows:

Applicant alleges that the decedent died on May 14, 2025, in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are heirs of Louis David Helwick, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, June 26, 2025

JOHN F. WARREN, County Clerk

Dallas County, Texas

By: Alante Williams, Deputy

7/3

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-25-02111-1

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Ricardo Esquivel, Deceased**, are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, July 14, 2025, to answer the Application for Letters of Independent Administration and to Determine Heirship filed by Clarivel Esquivel, on the June 25, 2025**, in the matter of the **Estate of: Ricardo Esquivel, Deceased, No. PR-25-02111-1** and alleging in substance as follows:

Applicant alleges that the decedent died on May 30, 2025, in Bountiful, UT, and prays that the Court hear evidence sufficient to determine who are heirs of Ricardo Esquivel, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, June 26, 2025

JOHN F. WARREN, County Clerk

Dallas County, Texas

By: Alante Williams, Deputy

7/3

CITATION
BY PUBLICATION
THE STATE OF TEXAS
CAUSE NO. PR-24-01044-1

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS**

INTERESTED IN THE ESTATE OF James Ray Strange, Deceased, are cited to be and appear before the Probate Court of Dallas County, Texas at George Allen Courts Building, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, July 14, 2025, to answer the Application To Determine Heirship filed by Raymond White, on the June 25, 2025**, in the matter of the **Estate of: James Ray Strange, Deceased, No. PR-24-01044-1** and alleging in substance as follows:

Applicant alleges that the decedent died on April 02, 2023 in Unknown, and prays that the Court hear evidence sufficient to determine who are heirs of James Ray Strange, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, June 26, 2025

JOHN F. WARREN, County Clerk

Dallas County, Texas

By: Kristian Macon, Deputy

7/3

CITATIONS BY
PUBLICATION

IN THE EIGHTEENTH JUDICIAL DISTRICT DISTRICT COURT, SEDGWICK COUNTY, KANSAS IN THE MATTER OF THE MARRIAGE OF Pedro Olvera Petitioner, and Nuri Esmeralda Mendoza Respondent.

Case No. SG2025DM003163 PURSUANT TO CHAPTER 23 OF KANSAS STATUTES ANNOTATED

NOTICE OF SUIT IN THE STATE OF KANSAS:

YOU ARE HEREBY NOTIFIED that a petition has been filed in the District Court of Sedgwick County, Kansas, by Petitioner, praying for an absolute decree of divorce, and you are hereby required to plead to such petition on or before the 15TH day of AUGUST, 2025, in said court at Wichita, Sedgwick County, Kansas. Should you fail therein, judgment and decree will be entered in due course upon said petition.
Pedro Olvera
Petitioner

LEGAL NOTICES
CONTINUED

7/3,7/10,7/17

CITATION
BY PUBLICATION

THE STATE OF TEXAS
TO: **ISAIAS DE JESUS LINARES CASTRO** 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 Texas-LawHelp.org. The Petition of **ADELA MARISOL LEDEZMA**, Petitioner, was filed in the **303RD DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202 **ON THIS THE 15TH DAY OF APRIL, 2025**, against **ISAIAS DE JESUS LINARES CASTRO**, Respondent, numbered **DF-25-05722** and entitled "In the Matter of the Marriage of **ADELA MARISOL LEDEZMA** and **ISAIAS DE JESUS LINARES CASTRO**" and In the Interest of **V.I.L. AND A.S.L. CHILDREN**". The suit requests **A DIVORCE, V.I.L. DOB: 10/13/2015; A.S.L. DOB: 01/20/2017 POB'S: NOT STATED.** as is more fully shown by Petitioner's Petition on file in this suit.

The Court has authority in this suit to enter any Judgment of Decree dissolving the marriage and providing for the division of property which will be binding on you.

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 26TH DAY OF JUNE, 2025.**

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

George Allen Courts Building
600 Commerce Street Suite 103
Dallas, Texas, 75202

By: **SHELIA BRADLEY**,

Deputy

7/3

CITATION
BY PUBLICATION
THE STATE OF TEXAS
TO: **KASSANDRA VILLARREAL** 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 Texas-LawHelp.org. The PETITION TO MODIFY PARENT-CHILD RELATIONSHIP of **RICHARD A MANLEY**, Petitioner, was filed in the **255TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas **ON THIS THE 26TH DAY OF MARCH, 2025**, against **REBECCA MANLEY, RICHARD A. MANLEY, AND KASSANDRA VILLARREAL** Respondent, numbered **DF-13-11260** and entitled "In the Interest of **R.A.M.** a child (or children). The date and place of birth of the child (children) who is (are) the subject of the suit: **R.A.M. DOB: 10/18/2010 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 25TH DAY OF JUNE, 2025.**

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

By: **SHELIA BRADLEY**, Deputy

7/3



PUBLIC
NOTICES

CITY OF
MESQUITE

NOTICE OF PUBLIC
HEARING

The Mesquite City Council will hold public hearing on the following item at 7:00 p.m., **Monday, July 21, 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 NO. Z0525-0397.

Conduct a public hearing and consider ordinance for of Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a zoning change from Planned Development-Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed Residential to PD-Commercial with or without a Conditional Use Permit modified development standards to allow a light industrial development that includes uses permitted in the Commercial zoning district, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

7/3

CITY OF
GARLAND

Notice is hereby given that the Garland City Council of the City of Garland, Texas, will hold a public hearing at 7:00 P.M. Tuesday, July 22, 2025, in the Council Chambers of William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the following applications:

Consideration of the application of Hooda Enterprises, Inc., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 1401 Belt Line Road. (District 7) (File Z 23-51)

Consideration of the application of Wikkibear, LLC., re-

questing a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street. (District 5) (File Z 25-12)

Consideration of the application of Crafton Communications, Inc., requesting a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned Planned Development (PD) District 87-1 with a base zoning of Community Office (CO) District. The site is located at 4413 Naaman School Road. (District 1) (File Z 25-15)

Consideration of amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

7/3

TEXAS PRESS ASSOCIATION
TPA
MEMBER
2025

MAKE SURE CUTIE PIE IS IN THE RIGHT SEAT.
NHTSA.gov/TheRightSeat

ad COUNCIL
NHTSA

Exhibit "A" Code Violation Inventory

- 1. Sec. 14-322(1) - "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
2. Sec. 14-322(4) - "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
3. Sec. 14-322(5) - "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition."
4. Sec. 14-322(6) - "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
5. Sec. 14-322(9) - "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
6. Sec. 14-322(17) - "An owner shall ... Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon."
7. Sec. 14-322(18) - "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
8. Sec. 14-322(20) - "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
9. Sec. 14-322(24) - "An owner shall ... Provide and maintain every window substantially weathertight, water tight and rodentproof, and keep in a sound working condition and good repair."
10. Sec. 14-322(25) - "An owner shall ... Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sashes shall be properly fitted and weathertight within the window frames."
11. Sec. 14-322(34) - "An owner shall ... Provide that every floor, interior wall and ceiling is substantially rodentproof, kept in a sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon."
12. Sec. 14-322(36) - "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads."
13. Sec. 14-324(3) - "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."

FINDINGS AND ORDER

of the BUILDINGS AND STANDARDS COMMISSION of the CITY OF BALCH SPRINGS, TEXAS CASE NO. 2025-02

AN ORDER OF THE CITY OF BALCH SPRINGS BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE(S) AND URBAN NUISANCE LOCATED AT 11521 AND 11523 MARRIOTT AVENUE, BALCH SPRINGS, DALLAS COUNTY, TEXAS

WHEREAS, the Building Standards Commission for the City of Balch Springs, Texas, at a properly noticed meeting conducted a public hearing on June 25, 2025, pursuant to its authority under Chapter 14 of the Code of Ordinances of the City of Balch Springs, Texas, and Chapters 54 and 214 of the Texas Local Government Code, wherein the structure(s) located at 11521 and 11523 Marriott Avenue, Balch Springs, Dallas County, Texas, a 0.29 acre tract of land out of the John D. Snyder Survey, Abstract No. 1349, Dallas County, Texas, as more particularly described in Exhibit "A," attached hereto and incorporated herein (the "Property") was agenda item number 6, 7, 8, and 9; and

WHEREAS, the current owner of the Property is Mike Salinas Huizar at 1308 Majors Drive, Mesquite, Texas 75149; and

WHEREAS, the Building Standard Commission specifically finds that all proper notices have been sent to owners, lienholders, mortgagees, or other interested parties consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property located at 11521 and 11523 Marriott Avenue, Balch Springs, Dallas County, Texas, is in violation of the ordinances relative to substandard structures under Chapter 14 titled "Buildings and Building Regulations" Article VI titled "Minimum Urban Standards", of the Code of Ordinances of the City of Balch Springs, Texas, and deemed is not deemed an urban nuisance; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, and the list of City Ordinance violations existing on the Property included in Exhibit "B," attached hereto and incorporated herein, for its consideration of this matter and incorporates the same into the body of this Order for all intents and purposes.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF BALCH SPRINGS, TEXAS, pursuant to its authority under Chapter 54 of the Texas Local Government Code and ordinances relative to substandard structures under Chapter 14 of the Code of Ordinances of the City of Balch Springs, Texas, that:

The structure(s) is/are safe structure(s) and not deemed an urban nuisance. No further action is required as a result of these proceedings.

The structure(s) is/are determined to be an unsafe and dangerous structure(s) and deemed an urban nuisance, as it is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health safety and welfare of the citizens of Balch Springs, Texas, and is likely to endanger persons and property based upon the violations outlined in Exhibit "B", attached hereto and incorporated herein. Further it is not feasible to repair the structure(s) in compliance with the Code of Ordinances of the City of Balch Springs, Texas. The owner, lienholder or other interested party is hereby ordered to remove or demolish the structure(s) located on the Property no later than thirty (30) days from the date of this Order.

Since the structure(s) is/are being ordered to be removed or demolished, the Building Standards Commission further recommends that the City disconnect water utilities and any other utilities, as applicable.

X The structure(s) is/are determined to be an unsafe and dangerous structure(s) and deemed an urban nuisance as it/they is/are dilapidated, substandard, and/or unfit for human habitation, constitute a hazard to the health, safety, and welfare of the citizens of Balch Springs, Texas, and is/are likely to endanger persons and property based upon the violations outlined in Exhibit "B", attached hereto and incorporated herein. The owner, lien holder, or other interested party has requested, and the Building Standards Commission finds good cause exists to permit the owner, lien holder or other interested party 60 days to commence repair of the structure. The owner shall complete the following to demonstrate compliance with this order:

Table with 2 columns: Deadline, Task. Row 1: 60 days, Remove structure as per Exhibit B.

Good cause exists to defer adjudication of the case. Previously issued permits for 11412 Long Hill Lane, Balch Springs, Texas 75180 shall be reinstated for a period of time not to exceed sixty (60) days from the date of the hearing. The owner, lien holder, or other interested party has requested, and the Building Standards Commission finds good cause exists to permit the owner, lien holder or other interested party days to commence repair of the structure. The owner shall complete the following to demonstrate compliance with this order:

Table with 2 columns: Deadline, Task.

Advertisement for 'Belonging Begins With Us' featuring an illustration of diverse people and the text: 'Small acts of kindness can have a big impact in making people feel welcome. When we reach out and connect with others, we can build a stronger community where everyone - regardless of their background - feels like they belong. LEARN HOW AT BELONGINGBEGINSWITHUS.ORG'.

If at the end of the deferral period no substantial progress has been made, the building official may request the council set a new hearing and proceed with adjudication.

HAVING FOUND THE STRUCTURE TO BE UNSAFE AND AN URBAN NUISANCE, THE COMMISSION ALSO FINDS AND ORDERS THAT THE STRUCTURE IS:

- Unoccupied and has been secured against unauthorized entry.
- Occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated within _____ days.
- Unoccupied and shall be secured against unauthorized entry within 3 days from the date of this order.

IT IS FURTHER ORDERED that in the event the owner, lienholder, or other interested party shall fail to comply with this Order in the allotted time, then the owner, lienholder, or other interested party shall demolish the structure, including removal of all demolition debris, no later than ~~60 days from this order~~ and, failing that, the City may, without further order of this body, secure the structure and cause the structure to be demolished, and may attach a lien to the Property for the expense of same in accordance with City ordinances.

**Exhibit "A"
 Legal Description**

Being all that certain lot, tract, or parcel of land being a part of the Jolm D. Snyder Survey, Abstract No. 1349, Dallas County, Texas, and being known as the West 1/2 of Lot 13 and the East 1/2 of Lot 14, Block A, Peachtree Highlands Addition, an addition to the City of Balch Springs, Texas, according to the unrecorded plat thereof of Dallas County, Texas, as described as follows:

BEGINNING at a steel pin set in the Northline of Marriott Avenue which bears East a distance of 700.00 feet from the intersection of the Northline of said Marriott Avenue with the Eastline of Peachtree Street and said point being 50.0 feet East of the SW corner of said Lot 14;

THENCE North 00°30' West a distance of 126.25 feet to a steel pin set for corner;

THENCE East and parallel to the Northline of said Avenue a distance of 100.00 feet to a steel pin set for corner;

THENCE South 00°30' East a distance of 126.25 feet to a steel pin set for corner in the Northline of said Marriott Avenue from which the Westline of Nan Jones Avenue, bears East a called distance of 115.40 feet;

THENCE West along the Northline of said Marriott Avenue a distance of 100.0 feet to the PLACE OF BEGINNING, and containing 0.29 acres of land, more or less.

IT IS FURTHER ORDERED, that should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed One Thousand and No/100 Dollars (\$1,000.00) per day.

ORDERED THIS 25TH DAY OF JUNE 2025.

By: Johany Adams
 Name: Johany Adams
 Chairman, Building and Standards Commission
 City of Balch Springs, Texas

ATTEST:
 By: Cindy Cross
 Name: Cindy Cross
 Title: City Secretary

**Exhibit "B"
 Code Violation Inventory**

1. Sec. 14-322(1)- "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
2. Sec. 14-322(4)- "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
3. Sec. 14-322(5) - "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an access01y to a structure intended for human occupancy in a weathertight and watertight condition."
4. Sec. 14-322(6) - "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
5. Sec. 14-322(9) - "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
6. Sec. 14-322(17)- "An owner shall ... Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon."
7. Sec. 14-322(18)- "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
8. Sec. 14-322(20)- "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
9. Sec. 14-322(24) - "An owner shall ... Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in a sound working condition and good repair."
10. Sec. 14-322(25) - "An owner shall ... Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sashes shall be properly fitted and weathertight within the window frames."
11. Sec. 14-322(36) - "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of canying normal loads."
12. Sec. 14-324(3)- "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."

FINDINGS AND ORDER

of the
BUILDINGS AND STANDARDS COMMISSION
of the
CITY OF BALCH SPRINGS, TEXAS
CASE NO. 2025-03

AN ORDER OF THE CITY OF BALCH SPRINGS BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE(S) AND URBAN NUISANCE LOCATED AT 11401 SEAGOVILLE ROAD, BALCH SPRINGS, DALLAS COUNTY, TEXAS

WHEREAS, the Building Standards Commission for the City of Balch Springs, Texas, at a properly noticed meeting conducted a public hearing on June 25, 2025, pursuant to its authority under Chapter 14 of the Code of Ordinances of the City of Balch Springs, Texas, and Chapters 54 and 214 of the Texas Local Government Code, wherein the structure(s) located at 11401 Seagoville Road, Balch Springs, Dallas County, Texas, legal description being Lots 9 and 10 of Peachtree Gardens, an addition to the City of Balch Springs, Dallas County, Texas, according to the map thereof recorded in Volume 12, Page 329, of the Map Records of Dallas County, Texas (the "Property") was agenda item number 10 and 11; and

WHEREAS, the current owner of the Property is Jerry Boling at 11401 Seagoville Road, Balch Springs, Texas 75180; and

WHEREAS, the Building Standard Commission specifically finds that all proper notices have been sent to owners, lienholders, mortgagees, or other interested parties consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property located at 11401 Seagoville Road, Balch Springs, Dallas County, Texas, X is not in violation of the ordinances relative to substandard structures under Chapter 14 titled "Buildings and Building Regulations" Article VI titled "Minimum Urban Standards", of the Code of Ordinances of the City of Balch Springs, Texas, and deemed X is not deemed an urban nuisance; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, and the list of City Ordinance violations existing on the Property included in Exhibit "A," attached hereto and incorporated herein, for its consideration of this matter and incorporates the same into the body of this Order for all intents and purposes.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF BALCH SPRINGS, TEXAS, pursuant to its authority under Chapter 54 of the Texas Local Government Code and ordinances relative to substandard structures under Chapter 14 of the Code of Ordinances of the City of Balch Springs, Texas, that:

The structure(s) is/are safe structure(s) and not deemed an urban nuisance. No further action is required as a result of these proceedings.

X The structure(s) is/are determined to be an unsafe and dangerous structure and deemed an urban nuisance, as it is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health safety and welfare of the citizens of Balch Springs, Texas, and is likely to endanger persons and property based upon the violations outlined in Exhibit "A", attached hereto and incorporated herein. Further it is not feasible to repair the structure(s) in compliance with the Code of Ordinances of the City of Balch Springs, Texas. The owner, lienholder or other interested party is hereby ordered to remove or demolish the structure(s) located on the Property no later than thirty (30) days from the date of this Order.

Since the structure(s) is/are being ordered to be removed or demolished, the Building Standards Commission further recommends that the City disconnect water utilities and any other utilities, as applicable.

The structure(s) is/are determined to be an unsafe and dangerous structure(s) and deemed an urban nuisance, as it/they is/are dilapidated, substandard, and/or unfit for human habitation, constitute a hazard to the health, safety, and welfare of the citizens of Balch Springs, Texas, and is/are likely to endanger persons and property based upon the violations outlined in Exhibit "A", attached hereto and incorporated herein. The owner, lien holder, or other interested party has requested, and the Building Standards Commission finds good cause exists to permit the owner, lien holder or other interested party ___ days to commence repair of the structure. The owner shall complete the following to demonstrate compliance with this order:

Table with 2 columns: Deadline, Task

Good cause exists to defer adjudication of the case. Previously issued permits for 11401 Seagoville Road, Balch Springs, Texas 75180 shall be reinstated for a period of time not to exceed sixty (60) days from the date of the hearing. The owner, lien holder, or other interested party has requested, and the Building Standards Commission finds good cause exists to permit the owner, lien holder or other interested party ___ days to commence repair of the structure. The owner shall complete the following to demonstrate compliance with this order:

Table with 2 columns: Deadline, Task

If at the end of the deferral period no substantial progress has been made, the building official may request the council set a new hearing and proceed with adjudication.

HAVING FOUND THE STRUCTURE TO BE UNSAFE AND AN URBAN NUISANCE, THE COMMISSION ALSO FINDS AND ORDERS THAT THE STRUCTURE IS:

- Unoccupied and has been secured against unauthorized entry.
Occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated within ___ days.
X Unoccupied and shall be secured against unauthorized entry within 5 days from the date of this order.

IT IS FURTHER ORDERED that in the event the owner, lienholder, or other interested party shall fail to comply with this Order in the allotted time, then the owner, lienholder, or other interested party shall demolish the structure, including removal of all demolition debris, no later than 30 days from the date of this Order, and, failing that, the City may, without further order of this body, secure the structure and cause the structure to be demolished, and may attach a lien to the Property for the expense of same in accordance with City ordinances.

IT IS FURTHER ORDERED, that should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed One Thousand and No/100 Dollars (\$1,000.00) per day.

ORDERED THIS 25th DAY OF JUNE 2025.

By: Johnny Adams
Name: Johnny Adams
Chairman, Building and Standards Commission
City of Balch Springs, Texas

ATTEST:
By: Cindy Glau
Name: Cindy Cross
Title: City Secretary

FINDINGS AND ORDER

of the BUILDINGS AND STANDARDS COMMISSION

of the CITY OF BALCH SPRINGS, TEXAS

CASE NO. 2025-05

AN ORDER OF THE CITY OF BALCH SPRINGS BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE(S) AND URBAN NUISANCE LOCATED AT 13110 TIMOTHY LANE, BALCH SPRINGS, DALLAS COUNTY, TEXAS

WHEREAS, the Building Standards Commission for the City of Balch Springs, Texas, at a properly noticed meeting conducted a public hearing on June 25, 2025, pursuant to its authority under Chapter 14 of the Code of Ordinances of the City of Balch Springs, Texas, and Chapters 54 and 214 of the Texas Local Government Code, wherein the structure(s) located at 13110 Timothy Lane, Balch Springs, Dallas County, Texas, legal description being Tract No. 45, 46, 47, 48, and 49 of Rose Gardens, a subdivision of parts of the W.H. Bennet, Caruth and Bros. and John Smith Surveys, according to the Map thereof recorded in Volume 5, Page 370 of the Map Records of Dallas County, Texas; Save and Except, however that part of Tracts 47, 48, and 49 conveyed by Thomas B. Johnson to Mary Brewer Johnson by deed dated November 13, 1946, and recorded in Volume 2760, Page 111, Deed Records, Dallas County, Texas the "Property") was agenda item number 14 and 15; and

WHEREAS, the current owner of the Property is Mohamed Yousef Bedran at PO Box 871145, Mesquite, Texas 75187; and

WHEREAS, the Building Standard Commission specifically finds that all proper notices have been sent to owners, lienholders, mortgagees, or other interested parties consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property located at 13110 Timothy Lane, Balch Springs, Dallas County, Texas, is not in violation of the ordinances relative to substandard structures under Chapter 14 titled "Buildings and Building Regulations" Article VI titled "Minimum Urban Standards", of the Code of Ordinances of the City of Balch Springs, Texas, and deemed is not deemed an urban nuisance; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, and the list of City Ordinance violations existing on the Property included in Exhibit "A," attached hereto and incorporated herein, for its consideration of this matter and incorporates the same into the body of this Order for all intents and purposes.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF BALCH SPRINGS, TEXAS, pursuant to its authority under Chapter 54 of the Texas Local Government Code and ordinances relative to substandard structures under Chapter 14 of the Code of Ordinances of the City of Balch Springs, Texas, that:

The structure(s) is/are safe structure(s) and not deemed an urban nuisance. No further action is required as a result of these proceedings.

The structure(s) is/are determined to be an unsafe and dangerous structure(s), and deemed an urban nuisance, as it is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health safety and welfare of the citizens of Balch Springs, Texas, and is likely to endanger persons and property based upon the violations outlined in Exhibit "A", attached hereto and incorporated herein. Further it is not feasible to repair the structure(s) in compliance with the Code of Ordinances of the City of Balch Springs, Texas. The owner, lienholder or other interested party is hereby ordered to remove or demolish the structure(s) located on the Property no later than thirty (30) days from the date of this Order.

Since the structure(s) is/are being ordered to be removed or demolished, the Building Standards Commission further recommends that the City disconnect water utilities and any other utilities, as applicable.

The structure(s) is/are determined to be an unsafe and dangerous structure(s), and deemed an urban nuisance, as it/they is/are dilapidated, substandard, and/or unfit for human habitation, constitute a hazard to the health, safety, and welfare of the citizens of Balch Springs, Texas, and is/are likely to endanger persons and property based upon the violations outlined in Exhibit "A", attached hereto and incorporated herein. The owner, lien holder, or other interested party has requested, and the Building Standards Commission finds good cause exists to permit the owner, lien holder or other interested party 90 days to commence repair of the structure. The owner shall complete the following to demonstrate compliance with this order:

Table with 2 columns: Deadline, Task. Row 1: 90 days from this Order, Remedy violations listed in Exhibit "A"

Good cause exists to defer adjudication of the case. Previously issued permits for 13110 Timothy Lane, Balch Springs, Texas 75180 shall be reinstated for a period of time not to exceed sixty (60) days from the date of the hearing. The owner, lien holder, or other interested party has requested, and the Building Standards Commission finds good cause exists to permit the owner, lien holder or other interested party days to commence repair of the structure. The owner shall complete the following to demonstrate compliance with this order:

Table with 2 columns: Deadline, Task. Multiple empty rows.

If at the end of the deferral period no substantial progress has been made, the building official may request the council set a new hearing and proceed with adjudication.

HAVING FOUND THE STRUCTURE TO BE UNSAFE AND AN URBAN NUISANCE, THE COMMISSION ALSO FINDS AND ORDERS THAT THE STRUCTURE IS:

- Unoccupied and has been secured against unauthorized entry.
Occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated within days.
Unoccupied and shall be secured against unauthorized entry within 5 days from the date of this order.

IT IS FURTHER ORDERED that in the event the owner, lienholder, or other interested party shall fail to comply with this Order in the allotted time, then the owner, lienholder, or other interested party shall demolish the structure, including removal of all demolition debris, no later than 90 days from this Order; and, failing that, the City may, without further order of this body, secure the structure and cause the structure to be demolished, and may attach a lien to the Property for the expense of same in accordance with City ordinances.

IT IS FURTHER ORDERED, that should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed One Thousand and No/100 Dollars (\$1,000.00) per day.

ORDERED THIS 25TH DAY OF JUNE 2025.

By: John Adams
Name: John Adams
Chairman, Building and Standards Commission
City of Balch Springs, Texas

ATTEST:
By: Cindy Green
Name: Cindy Green
Title: City Secretary

Exhibit "A" Code Violation Inventory

Good cause exists to defer adjudication of the case. Previously issued permits for 120 Post Road, Balch Springs, Texas 75181 shall be reinstated for a period of time not to exceed sixty (60) days from the date of the hearing.

Table with 2 columns: Deadline, Task

If at the end of the deferral period no substantial progress has been made, the building official may request the council set a new hearing and proceed with adjudication.

HAVING FOUND THE STRUCTURE TO BE UNSAFE AND AN URBAN NUISANCE, THE COMMISSION ALSO FINDS AND ORDERS THAT THE STRUCTURE IS:

- Unoccupied and has been secured against unauthorized entry.
Occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated within days.
Unoccupied and shall be secured against unauthorized entry within 5 days from the date of this order.

IT IS FURTHER ORDERED that in the event the owner, lienholder, or other interested party shall fail to comply with this Order in the allotted time, then the owner, lienholder, or other interested party shall demolish the structure, including removal of all demolition debris, no later than 30 days of this Order, and, failing that, the City may, without further order of this body, secure the structure and cause the structure to be demolished, and may attach a lien to the Property for the expense of same in accordance with City ordinances.

Structure located at 126 Post Road, and commonly known as 120 Post Road:

- 1. Sec. 14-321(1) - "An owner shall ... Eliminate a hole, excavation, sharp protrusion and any other object or condition that exists on the land and is reasonably capable of causing injury to a person"
2. Sec. 14-322(1) - "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
3. Sec. 14-322(4) - "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
4. Sec. 14-322(5) - "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition."
5. Sec. 14-322(6) - "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
6. Sec. 14-322(9) - "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
7. Sec. 14-322(17) - "An owner shall ... Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon."
8. Sec. 14-322(18) - "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
9. Sec. 14-322(20) - "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
10. Sec. 14-322(24) - "An owner shall ... Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in a sound working condition and good repair."
11. Sec. 14-322(25) - "An owner shall ... Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sashes shall be properly fitted and weathertight within the window frames."
12. Sec. 14-322(34) - "An owner shall ... Provide that every floor, interior wall and ceiling is substantially rodentproof, kept in a sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon."
13. Sec. 14-322(36) - "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads."
14. Sec. 14-324(3) - "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."
15. Sec. 14-324(6) - "An owner shall ... Keep the premises clean and remove from the premises abandoned items such as abandoned motor vehicles, ice boxes, refrigerators, stoves, glass, building materials, building rubbish or similar items, including, but not limited to, weeds, dead trees, trash, garbage, etc."

Structure located at 126 Post Road, and commonly known as 122 Post Road:

- 1. Sec. 14-322(1) - "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
2. Sec. 14-322(4) - "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
3. Sec. 14-322(5) - "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition."
4. Sec. 14-322(6) - "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
5. Sec. 14-322(9) - "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
6. Sec. 14-322(17) - "An owner shall ... Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon."
7. Sec. 14-322(18) - "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
8. Sec. 14-322(20) - "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
9. Sec. 14-322(24) - "An owner shall ... Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in a sound working condition and good repair."
10. Sec. 14-322(25) - "An owner shall ... Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sashes shall be properly fitted and weathertight within the window frames."
11. Sec. 14-322(34) - "An owner shall ... Provide that every floor, interior wall and ceiling is substantially rodentproof, kept in a sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon."
12. Sec. 14-322(36) - "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads."
13. Sec. 14-324(3) - "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."

IT IS FURTHER ORDERED, that should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed One Thousand and No/100 Dollars (\$1,000.00) per day.

ORDERED THIS 25TH DAY OF JUNE 2025.

By: [Signature]
Name: Johnny Adams
Chairman, Building and Standards Commission
City of Balch Springs, Texas

ATTEST:
By: [Signature]
Name: Cindy Gross
Title: City Secretary

Structure located at 126 Post Road, and commonly known as 124 Post Road:

1. Sec. 14-322(1) - "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
2. Sec. 14-322(4)- "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
3. Sec. 14-322(5)- "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition."
4. Sec. 14-322(6)- "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
5. Sec. 14-322(9)- "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
6. Sec. 14-322(18)- "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
7. Sec. 14-322(20)- "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
8. Sec. 14-322(24)- "An owner shall ... Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in a sound working condition and good repair."
9. Sec. 14-322(25)- "An owner shall ... Provide and maintain every window sash to be fully supplied with glass window panes or an approved substitute which is without open cracks or holes. Window sashes shall be properly fitted and weathertight within the window frames."
10. Sec. 14-322(34) - "An owner shall ... Provide that every floor, interior wall and ceiling is substantially rodentproof, kept in a sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon."
11. Sec. 14-322(36)- "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads."
12. Sec. 14-324(3) - "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."

Structure located at 126 Post Road, and commonly known as 128 Post Road:

1. Sec. 14-322(1) - "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
2. Sec. 14-322(4)- "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
3. Sec. 14-322(5)- "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition."
4. Sec. 14-322(6)- "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
5. Sec. 14-322(9)- "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
6. Sec. 14-322(18)- "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
7. Sec. 14-322(20)- "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
8. Sec. 14-322(24) - "An owner shall ... Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in a sound working condition and good repair."
9. Sec. 14-322(34)- "An owner shall ... Provide that every floor, interior wall and ceiling is substantially rodentproof, kept in a sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon."
10. Sec. 14-322(36)- "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads."
11. Sec. 14-324(3)- "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."

Structure located at 126 Post Road, and commonly known as 126 Post Road:

1. Sec. 14-322(1) - "An owner shall ... Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating."
2. Sec. 14-322(4)- "An owner shall ... Repair holes, cracks and other defects reasonably capable of causing injury to a person in stairs, porches, steps and balconies."
3. Sec. 14-322(5)- "An owner shall ... Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weathertight and watertight condition."
4. Sec. 14-322(6)- "An owner shall ... Maintain floors, walls, ceilings and all supporting structural members in a sound condition, capable of bearing imposed loads safely."
5. Sec. 14-322(9)- "An owner shall ... Repair holes, cracks, breaks and loose surface materials that are health or safety hazards in or on floors, walls and ceilings."
6. Sec. 14-322(18) - "An owner shall ... Provide that every exterior wall is free of holes, breaks, loose or rotting boards or timbers and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair."
7. Sec. 14-322(20)- "An owner shall ... Provide and maintain all portions, additions or sections of a roof, including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks and lead or metal flashing. They shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure that could allow dampness or admit rain to the interior of that building."
8. Sec. 14-322(24)- "An owner shall ... Provide and maintain every window substantially weathertight, watertight and rodentproof, and keep in a sound working condition and good repair."
9. Sec. 14-322(34)- "An owner shall ... Provide that every floor, interior wall and ceiling is substantially rodentproof, kept in a sound condition and good repair and safe to use and capable of supporting the load which normal use may cause to be placed thereon."
10. Sec. 14-322(36)- "An owner shall ... Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads."
11. Sec. 14-324(3)- "An owner shall ... Maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage."

