

LEGAL NOTICES MUST BE RECEIVED NO LATER THAN 11:00 AM THE BUSINESS DAY PRIOR TO PUBLICATION. EMAIL ALL YOUR NOTICES TO: NOTICES@DAILYCOMMERCIALRECORD.COM

Sheriff Sales/Tax Sales
Tuesday, January 7, 2025

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

Table with 7 columns: Description, Cause No., Address, City, Amount, Interest, Court Cost. Lists various legal cases and their associated financial details.

SHERIFF'S SALES



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-11

BY VIRTUE OF AN Order of Sale issued out of the Honorable 14th Judicial District Court on the 31st day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. CHRISTINE S. SHEPHERD, ET AL, Defendant(s), Cause No. TX-23-00835. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas,

on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 17th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 3242 HIGHLAND WOODS CIRCLE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000637942000000 ; BEING LOT 53, IN BLOCK 18/6866 OF HIGHLAND WOODS ADDITION NO.2, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 77188 PAGE 294 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 3242 HIGHLAND WOODS

CIRCLE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2017-2023=\$3,349.06, PHD: 2017-2023=\$3,674.60, DALLAS COLLEGE: 2 0 1 7 - 2023=\$1,744.33, DCSEF: 2017-2022=\$118.67, DALLAS ISD: 2 0 1 7 - 2023=\$17,833.40, CITY OF DALLAS: 2 0 1 7 - 2023=\$11,112.23. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$37,832.29 and 12% interest thereon from 09/17/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,820.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE

PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED." "IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL." "LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CON-DADO DE DALLAS NI EL DEPARTAMENTO DEL SHER-

IFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA." "EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO." GIVEN UNDER MY HAND this 18th day of November, 2024. MARIAN BROWN

SHERIFF'S SALES
CONTINUED

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

12/10,12/17,12/24



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
010725-13

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 4th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. WINFRED PUMPHREY, A/K/A WINFORD PUMPHREY, ET AL, Defendant(s), Cause No. TX-22-00806. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 24th day of June, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 6106 FLAGSTAFF DR,

DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000063835900000 ; LOT 7, BLOCK D/6868 OF HIGHLAND ADDITION NO. 4, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 454 PAGE 1240 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 6106 FLAGSTAFF DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2002-2006, 2011-2023=\$6,096.15, PHD: 2002-2006, 2023=\$6,976.00, DALLAS COLLEGE: 2002-2006, 2011-2023=\$2,886.46, DCSEF: 2002-2006, 2011-2022=\$212.45, DALLAS ISD: 2002-2006, 2011-2023=\$25,769.49, WILMER-HUTCHINS ISD: 2003-2005=\$5,667.61, CITY OF DALLAS: 2002-2006, 2011-2023=\$20,346.19, CITY OF DALLAS VEGETATION LIEN W1000232717 = \$144.20. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$67,488.03 and 12% interest thereon from 06/24/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$4,071.09 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.
"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN

THE REAL PROPERTY OFFERED." THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."
"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTE WATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."
"LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA Y SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR CONDAO DE DALLAS NI EL DEPARTAMENTO DEL SHERIFF GARANTIZAN NI HACEN DECLARACIONES SOBRE EL TITULO, O CONDICION, HABITABILIDAD, COMERCIALIZACION O IDONEIDAD DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."
"EN ALGUNAS SITUACIONES, SE PRESUME QUE UN LOTE DE CINCO ACRES O MENOS ESTA DESTINADO A USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO."
GIVEN UNDER MY HAND this 18th day of November, 2024.
MARIAN BROWN
Sheriff Dallas

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

12/10,12/17,12/24



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
010725-15

BY VIRTUE OF AN Order of Sale issued out of the Honorable 162nd Judicial District Court on the 4th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. DAVID W. MCKINNEY III, TRUSTEE, Defendant(s), Cause No. TX-23-00557. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 26th day of February, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 4308 KOLLOCH DRIVE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000081737200000 ; LOT 2-B OF THE C.O.JONES SUBDIVISION OF LOT 2 IN BLOCK Q/8618 OF

FRUITDALE ACRES, THIRD INSTALLMENT IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE QUIT CLAIM DEED RECORDED IN VOLUME 92124 PAGE 347 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4308 KOLLOCH DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2003-2023=\$1,849.53, PHD: 2003-2023=\$2,109.16, DALLAS COLLEGE: 2003-2023=\$851.19, DCSEF: 2003-2022=\$62.71, DALLAS ISD: 2003-2023=\$10,646.04, CITY OF DALLAS: 2003-2023=\$6,127.42, CITY OF DALLAS LIENS: WEED LIENS W1000232211 = \$188.71, W1000069845/LBRW - 970028087=\$488.58, W1000070203/LBRW - 970067482=\$473.94, W1000070058/LBRW - 970019562=\$392.17, W1000070023/LBRW - 970021126=\$392.30, W1000069988/LBRW - 970023195=\$509.91, W1000226862 = \$189.97, W1000069916/LBRW - 970031618=\$467.05, W1000069951/LBRW - 970032178=\$465.35, W1000210142 = \$151.70, W1000218268 = \$174.44, W1000069880/LBRW - 970031094=\$466.92, LITTER CLEAN LIEN L1000226202 = \$143.04.
Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$26,047.04 and 12% interest thereon from 02/26/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,537.12 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

SHERIFF'S SALES
CONTINUED

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

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

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

"EN ALGUNAS SITUACIONES, SE

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

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

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

12/10,12/17,12/24

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 010725-16
BY VIRTUE OF AN Order of Sale issued out of the Honorable 95th Judicial District Court on the 24th day of October 2024, in the case of plaintiff OVATION SERVICES LLC, Plaintiff, vs. CATHY D CANNON, Defendant(s), Cause No. TX-23-00079. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 24th day of January 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS:

2000 WESTMORELAND RD., DESOTO, DALLAS COUNTY, TEXAS. ACCOUNT: 60243500010130000 LOT 13 BLOCK A, OF WHEATLAND FARMA ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS. ACCORDING TO MAP THEREOF RECORDED IN VOLUME 12, PAGE 291, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. OVATION SERVICES, LLC: 2021 \$6,986.39 @ 13.5000% INTEREST PER ANNUM, DALLAS COUNTY: 2022 \$368.51, PHD 2022 \$398.70, DALLAS COLLEGE 2022 \$195.97, DCSEF 2022 \$16.91, DALLAS ISD 2022 \$2,003.51, CITY OF DESOTO 2022 \$1,169.28.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$11,139.27 and 12% & 13.5000% interest thereon from 01-24-24 in favor of OVATION SERVICES LLC and all cost of court amounting to \$0.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

"LA PROPIEDAD SE VENDE

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

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

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

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

12/10,12/17,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-17

BY VIRTUE OF AN Order of Sale issued out of the Honorable 191st Judicial District Court on the 30th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. OAK CLIFF DEVELOPMENT CORP., Defendant(s), Cause No. TX-21-00452, JUDGMENT PRIOR TO NUNC PRO TUNC IS DECEMBER 6, 2021. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock

**P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 6th day of December, 2021, A.D. or at any time thereafter, of, in and to the following described property, to-wit:
PROPERTY ADDRESS: 4522 METROPOLITAN AVE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000216665000000 ; LOT 14, BLOCK B/2441, O LECLERCS SUBDIVISION, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE QUITCLAIM DEED IN VOLUME 93249, PAGE 5837 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4522 METROPOLITAN AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2000-2020=\$650.27, PHD: 2000-2020=\$760.27, DCCCD: 2000-2020=\$277.54, DCSEF: 2000-2020=\$21.52, DALLAS ISD: 2000-2020=\$3,988.60, CITY OF DALLAS: 2000-2020=\$2,160.39, CITY OF DALLAS WEED LIEN W 1000015518 / L B R W - 29680=\$596.69.
Said property being levied on as**

SHERIFF'S SALES
CONTINUED

the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$8,455.28 and 12% interest thereon from 12/06/2021 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,493.50 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

CIONES SOBRE EL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION DE LA PROPIEDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

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

12/10,12/17,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
010725-18

BY VIRTUE OF AN Order of Sale issued out of the Honorable 298th Judicial District Court on the 5th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JAMES FITZGERALD WICKS, Defendant(s), Cause No. TX-23-01180. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas

Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 27th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 2328 BLUFFTON DRIVE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000720817000000 ; BEING LOT 6 IN BLOCK E/7329 OF CASA TERRACE ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201900136333 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2328 BLUFFTON DRIVE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.. DALLAS COUNTY: 2 0 1 9 - 2023=\$2,741.11, PHD: 2019-2023=\$2,976.85, DALLAS COLLEGE: 2 0 1 9 - 2023=\$1,430.61, DCSEF: 2019-2022=\$94.32, DALLAS ISD: 2 0 1 9 - 2023=\$14,469.10, CITY OF DALLAS: 2 0 1 9 - 2023=\$9,136.29, CITY OF DALLAS HEAVY CLEAN LIEN HC1000199543=\$1,247.55.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to

\$32,095.83 and 12% interest thereon from 09/27/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$900.00 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

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

ASUMEN TODOS LOS RIESGOS. LOS OFERTANTES OFERTARAN POR LOS DERECHOS, TITULOS Y INTERESES, SI LOS HAY, EN LA PROPIEDAD INMOBILIARIA OFRECIDA."

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

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

12/10,12/17,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE)
010725-19

BY VIRTUE OF AN Order of Sale issued out of the Honorable 134th Judicial District Court on the 6th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. LULA BLAIR WESTBROOK, Defendant(s), Cause No. TX-23-00057. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure

SHERIFF'S SALES CONTINUED

Sales and Tax Re-sales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsauctions.com/...

erty may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER DALLAS COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANT ABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."

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

12/10,12/17,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-20 BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 31st day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. MILLER & ASSOCIATES, INCORPORATED, ET AL, Defendant(s), Cause No. TX-18-00451 COMBINED W/TX-10-31337, JUDGMENT DATE IS JANUARY 31, 2013. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Re-sales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public

Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: https://dallas.texas.sheriffsauctions.com/, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 31st day of January, 2013, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 4117 FRANK STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000180118000000; PART OF LOT 9, BLOCK E/1845, SECOND AVENUE, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201100057712 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4117 FRANK STREET, THE CITY OF DALLAS COUNTY, TEXAS. TX-18-00451: DALLAS COUNTY: 2012-2023=\$800.87, PHD: 2012-2023=\$885.81, DCCCD : 2012-2023=\$411.63, DCSEF: 2012-2022=\$26.80, DALLAS ISD: 2012-2023=\$4,197.97, CITY OF DALLAS: 2012-2023=\$2,652.76, CITY OF DALLAS LIENS: WEED LIENS W1000147534=\$436.79, W1000131437=\$451.16, W1000130042=\$452.62, W1000196627=\$234.13, W1000195525=\$248.76, W1000193741=\$379.10, W1000186707=\$309.93, W1000201410=\$220.78, W1000206004=\$196.23, W1000209705=\$226.79, W1000215084=\$232.74, W1000215796=\$202.04, W1000217956=\$228.96, W1000221096=\$217.79, W1000226867=

\$ 1 4 7 . 3 7 , W1000229770=\$ 1 6 8 . 3 1 , W1000235641=\$ 1 7 9 . 9 1 , W1000136524=\$ 4 4 5 . 1 7 , W1000139824=\$ 4 4 4 . 9 0 , W1000141758=\$ 3 7 3 . 9 3 , W1000133453=\$ 5 3 5 . 7 0 , W1000148610=\$ 4 2 4 . 2 3 , W1000152013=\$ 4 0 9 . 8 9 , W1000154142=\$ 3 5 7 . 5 8 , W1000160911=\$ 3 8 4 . 4 0 , W1000164864=\$ 3 0 3 . 3 4 , W1000167113=\$ 2 7 4 . 4 9 , W1000170432=\$ 3 8 5 . 9 8 , W1000170543=\$ 2 6 8 . 4 4 , W1000171840=\$ 2 2 6 . 9 0 , W1000173878=\$ 2 6 5 . 2 3 , W1000176873=\$ 2 6 0 . 2 3 , W1000177763=\$ 2 8 2 . 3 0 , W1000184421=\$ 3 2 0 . 3 3 , W1000104771=\$ 4 3 1 . 5 2 , W1000103976=\$ 4 5 8 . 5 9 , W1000109014=\$ 4 2 5 . 5 9 , W1000238816=\$231.65, HEAVY CLEAN LIEN HC1000232081=\$ 6 3 1 . 5 7 , HC1000223554=\$ 2 2 4 . 7 4 , HC1000223080=\$240.11, LITTER LIEN L1000233371=\$ 1 8 1 . 2 3 , L1000224436=\$ 1 5 5 . 6 5 , L1000223472=\$ 2 5 7 . 3 1 , L1000201409=\$314.36, TX-10-31337: DALLAS COUNTY: 1991-2011=\$1,165.66, CITY OF DALLAS: 1991-2011=\$3,871.69, DALLAS ISD: 1991-2011=\$6,910.64, DCED: 1991-1992=\$1,116.21, DCSEF: 1991-2011=\$33.92, DCCCD: 1991-2011=\$332.28, PHD: 1991-2011=\$1,217.81, CITY OF DALLAS WEED LIENS W1000007953/L B R W - 42534=\$1,017.63, W1000007918/L B R W - 970001552=\$422.67, W1000007811/L B R W - 970014112=\$362.46, W1000007738/L B R W - 970015557=\$254.79, W1000007774/L B R W - 970019117=\$348.76,

**SHERIFF'S SALES
CONTINUED**

W1000007882/
L B R W -
970050131=\$311.39,
W1000007988/
L B R W -
970052680=\$288.44,
W1000008023/
L B R W -
970059261=\$269.85,
W1000115761=
\$ 2 3 4 . 5 2 ,
W1000118063=
\$ 2 2 4 . 7 0 ,
W1000121831=
\$ 2 6 3 . 0 5 ,
W1000125690=
\$ 1 9 1 . 2 7 ,
W1000113560=
\$ 2 2 1 . 0 2 ,
W1000124982=
\$ 2 5 8 . 6 0 ,
W1000129179=
\$256.22.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$42,638.19 and 12% interest thereon from 01/31/2013 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$5,935.67 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

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

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

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

12/10,12/17,12/24



**NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
010725-21**

BY VIRTUE OF AN Order of Sale issued out of the Honorable 160th Judicial District Court on the November 11, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. MAGGIE BAGSBY, ET AL, Defendant(s), Cause No. TX-20-00763, JUDGMENT PRIOR TO NUNC PRO TUNC IS MARCH 4, 2021. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffsaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 4th day of March, 2021, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 1702 SICILY STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000457894000000 ; BEING A PART OF LOT NO. 1, AND PART OF LOT NO. 4, OF BLOCK C/5905 OF PLEASANT VIEW ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE DEED RECORDED IN VOLUME 4684 PAGE 485 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE

COMMONLY ADDRESSED AS 1702 SICILY STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2000-2020=\$514.03, PHD: 2000-2020=\$593.60, DCCCD: 2000-2020=\$228.29, DCSEF: 2000-2020=\$17.88, DALLAS ISD: 2000-2020=\$2,941.62, CITY OF DALLAS: 2000-2020=\$1,690.60.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$5,931.59 and 12% interest thereon from 03/04/2021 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,376.10 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

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

QUIRIES OR CONSULT WITH PRIVATE COUNSEL."

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

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

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

12/10,12/17,12/24



**SHERIFF'S SALES
CONTINUED ON NEXT PAGE**

SHERIFF'S SALES
CONTINUED



NOTICE OF SHERIFF'S SALE
(REAL ESTATE)
010725-22

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 10th day of October, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. MARY G. DAVIS, Defendant(s), Cause No. TX-22-00738. To me, as sheriff, directed and delivered, I have levied upon this 18th day of November, 2024, and will between the hours of 9 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January, 2025 it being the 7th day of said month, pursuant to Texas Tax Code 34.01(a-1) and 34.05(d), and as further provided in the Order To Allow Online Auctions For Tax Foreclosure Sales and Tax Resales adopted by vote of Commissioners Court of Dallas County, Texas, on December 12, 2020, and recorded as instrument number 202000365988 in the Official Public Records of Dallas County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://dallas.texas.sheriffssaleauctions.com/>, between the hours of 9 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 9:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest which the aforementioned defendant had on the 6th day of March, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1024 SPRINGBROOK DRIVE, DESOTO, DALLAS COUNTY, TEXAS. ACCT. NO. 20098800010020000; LOT 2, BLOCK 1, SPRINGBROOK BEND, AN ADDITION IN THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, AS SHOWN BY THE

WARRANTY DEED RECORDED IN VOLUME 85194 PAGE 562 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY AD-DRESSED AS 1024 SPRINGBROOK DRIVE, THE CITY OF DESOTO, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2005-2022=\$16,247.50, PHD: 2005-2022=\$18,561.00, DCCCD N/K/A DALLAS COLLEGE: 2005-2022=\$7,703.27, DCSEF: 2005-2022=\$545.54, DESOTO ISD: 2 0 0 4 - 2022=\$135,678.44, CITY OF DESOTO: 2 0 0 4 - 2022=\$74,034.07.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$251,888.02 and 12% interest thereon from 03/06/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$15,001.80 and further costs of executing this writ. This property may have other liens, taxes due or encumbrances, which may become responsibility of the successful bidder.

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

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR

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

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

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

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

MARIAN BROWN
Sheriff Dallas
County, Texas

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

3506 or (214) 653-3505

12/10,12/17,12/24

CONSTABLE'S
SALES

NOTICE OF CONSTA-BLE'S SALE
(Order of Sale) (DC-23-20623)

BY VIRTUE OF an Order of Sale issued out of the 44th District Court, Dallas County, Texas, on the 23rd day of July 2024, in the case of plaintiff Sou Kong Ly and Sou Kheang Ly vs Rosa Sanchez Cabrera and the Unknown Heirs of Rafael Cabrera, Cause Number DC-23-20623. To me, as Deputy Constable directed and delivered, I have levied upon this 6th day of December 2024, and will start between the hours of 10:00 a.m. and 4:00 p.m., on the 1st Tuesday in the month of January 2025.

The Dallas County
Records Building
The Multipurpose Room –
7th Floor

Being the 7th day of said month, at the Dallas County Records Building, 500 Elm St. Dallas, TX 75202 on the 7th floor, in the city of Dallas, proceed to sell at public auction to the highest bidder, for cash in hand, all rights, title, and interest which the aforementioned defendant has on the 23rd day of July A.D. 2024, or at any time thereafter, of, in and to the following described property, to-wit:

LOT 31 AND 32, BLOCK D/6301, DALLAS GARDEN, A SUBDIVISION OF PART OF THE ISAAC ELAM SURVEY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 270-1, MAP RECORDS OF DALLAS COUNTY, TEXAS; SAVE AND EXCEPT, HOWEVER, A STRIP 15FT. WIDE OFF THE ENTIRE EAST OR FRONT END OF SAID LOTS AND A STRIP 15 FT. OFF THE ENTIRE NORTH SIDE OF SAID LOT 31, HERETOFORE DEDICATED FOR HEAD-IN PARKING PURPOSES FOR THE GENERAL PUBLIC, AND BEING THE SAME PROPERTY CONVEYED TO RBOERT P. HARDAGE AND WIFE, BETTY J. HARDAGE BY DEED DATED FEBRUARY 7, 1983, RECORDED IN VOLUME 83026, PAGE 3256,

DEED RECORDS OF DALLAS COUNTY, TEXAS.

Said property being levied on as the property of aforesaid defendants and will be sold to satisfy a judgment amount of \$176,725.65/ PLUS \$4,400.00 ATTORNEY'S FEES together with interest thereon from February 1, 2024 until paid in full at the rate of 18%, and costs of suit/ PLUS \$439.00 COURT COST; in favor of Sou Kong Ly and Sou Kheang Ly, and for all further costs of executing this order of sale.

GIVEN UNDER MY HAND, THIS 4th day of October, 2024

MICHAEL OROZCO
Dallas County Constable
Pct. 5

By: /s/ Deputy M. Hernandez #540

Deputy M. Hernandez # 540
Phone: (214) 943-1765

12/10,12/17,12/24

NOTICE OF CONSTA-BLE'S SALE
(Order of Sale) (DC-24-09769)

BY VIRTUE OF an Order of Sale issued out of the 160th District Court, Dallas County, Texas, on the 30th day of September 2024, in the case of plaintiff Chimneyhill Homeowners Association Inc. vs Van Dyck Enterprises, LLC, Cause Number DC-24-09769. To me, as Deputy Constable directed and delivered, I have levied upon this 5th day of December 2024, and will start between the hours of 10:00 a.m. and 4:00 p.m., on the 1st Tuesday in the month of January 2025.

The Dallas County
Records Building
The Multipurpose Room –
7th Floor

Being the 7th day of said month, at the Dallas County Records Building, 500 Elm St. Dallas, TX 75202 on the 7th floor, in the city of Dallas, proceed to sell at public auction to the highest bidder, for cash in hand, all rights, title, and interest which the aforementioned defendant has on the 5th day of December A.D. 2024, or at any time thereafter, of, in and to the following described property, to-wit:

LOT 51, H/8416 OF CHIMNEY HILL, FOURTH LN STALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

VOLUME 74104, PAGE 1510, MAP RECORDS, DALLAS COUNTY, TEXAS. Commonly known as: 9716 Amberton Parkway, Dallas, TX 75243.

Said property being levied on as the property of aforesaid defendants and will be sold to satisfy a judgment amount of **\$17,614.00 TOGETHER WITH THE INTEREST THAT MAY BE DUE THEREON AT THE RATE OF 5% PER YEAR FROM SEPTEMBER 30, 2024 UNTIL PAID/ PLUS \$3,100.00 ATTORNEY FEES AND COST OF COLLECTION/PLUS \$516.00 COURT COST;** in favor of **Chimneyhill Homeowners Associatin Inc.,** and for all further costs of executing this order of sale.

GIVEN UNDER MY HAND, THIS 5th day of December, 2024

MICHAEL OROZCO
Dallas County Constable
Pct. 5

By: /s/ Deputy M. Hernandez #540

Deputy M. Hernandez # 504
Phone: (214) 943-1765

12/10,12/17,12/24



Adopt a teen.
You can't imagine the reward.

LEARN MORE >



PUBLIC SALES

Sec. 59.042. PROCEDURE FOR SEIZURE AND SALE

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

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

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

SEC. 59.044. NOTICE OF SALE.

(a) *The notice advertising the sale must contain:*

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

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

In accordance with the Texas property code, Chapter 59, Self-Store@Midway at 2453 Midway Road, Carrollton TX 75006, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder for cash. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held at 2453 Midway Road, Carrollton TX 75006 on Friday, 12/27/24 at 2:00PM. A deposit may be required for removal and cleanup.

Names of tenants and general description: Deidra M. Regis-Vintage Air Jordan's, Nikes, Timberland boots, washer, dryer, boxes contents unknown, clothing, end tables, coffee table,

drawers, christmas drawers misc shoes, kitchen ware, smoker.

David Grant- Boxes Contents unknown, paintings, contractor radio, step ladder, shelving

David Grant- Paintings,dollies, boxes contents unknown, shelving, trash can Leslie Peterson- Dish washer, mini fridge, dresser, boxes contents unknown, silver dining ware, coffee table, bags contents unknown, trunk contents unknown, ladder, oxygen concentrator

Leslie Peterson Boxes contents unknown, bike, microwave, clothes, bags contents unknown, plastic tubs contents unknown, walker, wall art, back pack contents unknown

Leslie Peterson- Bike, Dog kennel, exercise ball, tables, end tables, bags contents unknown, luggage contents unknown, boxes contents unknown, TV's chairs, MK purse

Tenants may redeem their goods for full payment in cash only up to time of auction. Call Self-Store@Midway at 9727331542.

Auctioneer: storagetreasures.com - ONLINE ONLY!!!
12/10/24 & 12/17/24

12/10,12/17

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 (01/03/2025). Property will be sold to the highest bidder. Deposit for removal and cleanup is required. Seller reserves the right to withdraw property from sale. Property being sold includes **Sarah Fischer:** Personal items, household furniture, boxes, Kids stuff, Electronics. Contact **Advantage Storage @ 469-814-0975.**

12/17,12/24

Acting under the Provisions of Chapter 59 of the Texas Property Code, **AA Storage@Clark Road located at 9609 Clark Rd., Dallas, TX 75249** will conduct an online public auction at storagetreasures.com. Sold to the highest bidder for cash only, on **January 2, 2025, at 4:00 pm** for unit contents belonging to: Torry D. Scott; Furniture. James Deloney; boxes,

pews, furn/household. Shannon McKinney; misc household. Tametra D. Polk; clothing, misc household. Chriskeia Parrish; clothing, boxes, misc household. Cardedra Chambers; misc furn/ household. Cecilia Kidd Clark; misc household/furn. Bettye Palmer; bags, misc household. Elain S. Parrish; bags, kitchen, misc.. Judy Rosas; clothing, totes, misc.. Tenisha Bollin; misc. household. Chamantha L. Robinson; misc household/furn. Cardarious Chambers; boxes, bags, misc furn/household. James Brooks; misc household. Meghan E. Galves misc. household. Tracy Peterson; totes, furn/household, bags. Cherkethia M. Johnson; misc household. Jared D. Pemberton; misc household. Gladys Salazar; bags, misc household/furn.. Charese C. Hammons; boxes, totes, misc furn/household. Cham-payne Aragon; misc household. Troy Moore; boxes, bags, misc household. Lucretia Brown; freezer, toys, misc household. Luke Berry; boxes, bags, file cabinets, misc furn. Mike B. Gordon; misc household. Margaret V. Bealer; boxes, furn/household. Krystal Bankhead; misc household. Latasha S. Newman; misc furn/household. Marcus Rodriguez; misc furn/household. Shantrail White; misc household.

12/17,12/24

BID NOTICES

CITY OF GARLAND

The City of Garland is accepting bids for **Bid 0277-25 Construction Services for Garland Fire Station 7.** Bid documents are available at garlandtx.ionwave.net or by calling 972-205-2415. Public bid opening: 01/21/2025 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

12/10,12/17,12/24,12/31,1/7,1/14



COMPETITIVE SEALED PROPOSAL 510-01-1.6 PHASES 1, 2, & 3 PLAYGROUND REPLACEMENT AT ELEMENTARY AND PREKINDERGARTEN SCHOOLS

The Garland Independent School District will be accepting competitive sealed proposals for the Phases 1, 2, & 3 Playground Replacement at Elementary and Prekindergarten Schools until 1:00 p.m., January 16, 2025 at the Garland ISD Purchasing Construction Bond Department, 701 N. First Street, Garland, Texas 75040, where starting at 1:10 PM local time, proposals will be publicly opened and read aloud.

Beginning December 13, 2024, the CSP information will be available at:

<https://garlandisd.net/connect/how-do-business-us/current-bidrfp-opportunities>

Pre-proposal Meeting: Tuesday, January 7, 2025, at 9:00 AM, at 701 N. First St, Garland, TX 75040. **Site visits should be completed prior to the pre-proposal meeting during District closure of December 23, 2024 – January 3, 2025.**

12/13,12/17



COMPETITIVE SEALED PROPOSAL 510-01-1.7 PHASE 1 PERIMETER FENCING

The Garland Independent School District will be accepting competitive sealed proposals for the Phase 1 Perimeter Fencing until 3:00 p.m., January 16, 2025 at the Garland ISD Purchasing Construction Bond Department, 701 N. First Street, Garland, Texas 75040, where starting at 3:10 PM local time, proposals will be publicly opened and read aloud.

Beginning December 13, 2024, the CSP information will be available at:

<https://garlandisd.net/connect/how-do-business-us/current-bidrfp-opportunities>

Pre-proposal Meeting: Tuesday, January 7, 2025, at

LEGAL NOTICES
CONTINUED

10:00 AM, at 701 N. First St, Garland, TX 75040. Site visits should be completed prior to the pre-proposal meeting during District closure of December 23, 2024 – January 3, 2025.

12/13,12/17

TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Late Hours Certificate (LH) and Local Cartage Permit (E) and Private Club Registration Permit (N) for Los Sapiros Club unincorporated association of persons dba Los Sapiros at 2260 W Illinois Dallas, Dallas County, Texas 75224. Raul Estrada, President Gonzalo Munoz, Vice President Ana Munoz, Secretary

12/17,12/18

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Late Hours Certificate (LH) and Mixed Beverage Permit (MB) for Coury Hospitality Texas SP LLC dba The Beeman Hotel at 6070 N Central Expressway, Dallas, TX 75206 (Dallas County). Coury Hospitality LLC - Member Paul Coury - Manager Andrew Casperson - Manager

12/17,12/18

NOTICE TO
CREDITORS

Notice to Creditors For
THE ESTATE OF Raymond
Leland McElroy, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Raymond Leland McElroy, Deceased were granted to the undersigned on the 30th of October, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Brian Leland McElroy within the time prescribed by law. My address is C/O Law Office of Stephen E. Dubner 2785 Rockbrook Dr., Suite 205 Lewisville, TX 75067 Executor of the Estate of Raymond Leland McElroy Deceased. CAUSE NO. PR-24-02963-2

12/17

Notice to Creditors For
THE ESTATE OF Kevin Morris
Burke, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Kevin Morris Burke, Deceased were granted to the undersigned on the 30th of July, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Attorney for Executrix, Kristi Kay Burke, who is Charles M. Hamilton, 1011 Surrey Lane, Building 200, Flower Mound, TX 75022, chuck@chlegal.com within the time prescribed by law. My address is 1011 Surrey Lane, Building 200, Flower Mound, TX 75022 Executrix of the Estate of Kevin Morris Burke Deceased. CAUSE NO. PR24-0086-2

12/17

Notice to Creditors For
THE ESTATE OF Donald
Royce Williams, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Donald Royce Williams, Deceased were granted to the undersigned on the 18th of December, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Joseph D. Broom,

a/k/a Joe Broom within the time prescribed by law. My address is Joseph D. Broom, a/k/a Joe Broom c/o Wendy D. Dawer, Esq Jones, Davis & Jackson PC 15110 Dallas Pkwy, Suite 300 Dallas, TX 75248 Administrator of the Estate of Donald Royce Williams Deceased. CAUSE NO. PR-24-01886-2

12/17

Notice to Creditors For
THE ESTATE OF Debra
Anne Warner, Deceased

Deceased Notice is hereby given that Original Letters Testamentary upon the Estate of Debra Anne Warner, Deceased were granted to the undersigned on the 11th of December, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to James Lynn Abbott, Personal Representative within the time prescribed by law. My address is 278 Old Sib Road Ridgefield, CT 06877 Independent Administrator of the Estate of Debra Anne Warner Deceased. CAUSE NO. PR-24-03295-1

12/17

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Gilbert Garcia, Deceased, were issued on November 19, 2024, in Cause No. PR-24-02829-3, pending in the Probate Court No. 3 of Dallas County, Texas, to: Patricia Jill Hedgpeth-Garcia. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law. Patricia Jill Hedgpeth-Garcia 4401 Meadowcove Drive Rowlett, Texas 75088 DATED the 19th day of November, 2024. /s/ Lori A. Leu Lori A. Leu State Bar No. 12243550 lleu@elderlawtexas.com Erin W. Peirce State Bar No. 24058035 epeirce@elderlawtexas.com Lauren E. Olson State Bar No. 24084729 lolson@elderlawtexas.com 2313 Coit Road, Suite A Plano, TX 75075 Telephone: 972.996.2540 Facsimile: 972.996.2544 ATTORNEYS FOR

PATRICIA JILL HEDGPETH-
GARCIA

12/17

CITATIONS BY
PUBLICATION



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: JONIS
ALMICAR ALVAREZ
AKA JONIS
ALMICER ALVAREZ,
AND TO ALL WHOM
IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty (20) days after you were served with this citation and petition, a default judgment may be taken against you. The petition of the Texas Department of Family and Protective Services, Petitioner, was filed in the 254TH, District Court of Dallas County, Texas, at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, on the 20TH day of NOVEMBER 2024, against, FABIOLA BERNAL, JONIS ALMICAR ALVAREZ AKA JONIS ALMICER ALVAREZ, Respondents, in Cause Number DF-19-15100-R entitled "MOTION TO MODIFY IN A SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP", and Styled In the Interest of ANDREW ALMICAR ALVAREZ, ET AL. This suit is a request to modify the parent-child relationship of respondents and to appoint Edith De Santiago as managing conservator. The date of birth of the child(ren) who is/are the subject of the suit is/are: ANDREW ALMICAR ALVAREZ, born 03/18/2013, ARMANDO ALVAREZ, born 04/15/2014, ELIZABETH ALVAREZ, born 06/29/2015, EMILY ALVAREZ, born 09/03/2017, JONIS ALVAREZ JR., born 09/03/2017, and

JASON MASON AL-
VAREZ, born
07/20/1919.

The Court has authority in this suit to enter return showing how you have executed the same.

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

Issued and given under my hand and seal of said Court, at Dallas, Texas this the 9th day of December, 2024

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

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: RODERICK
THOMAS BROWN,
AND TO ALL WHOM
IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty (20) days after you were served with this citation and petition, a default judgment may be taken against you. The petition of the Texas Department of Family and Protective Services, Petitioner, was filed in the 255n1 District Court of Dallas County, Texas, at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, on the 20TH day of NOVEMBER 2024, against, SHANNON NICOLE JOHNSON, RODERICK THOMAS BROWN, Respondents, in Cause Number DF-12-18050-S entitled "MOTION TO MODIFY IN A SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP", and Styled In the Interest of SHAMAURIA JANA E JOHNSON. This suit is a request to modify the parent-child relationship of respondents and to SHANNON NICOLE JOHNSON as man-

LEGAL NOTICES
CONTINUED

aging conservator and RODERICK THOMAS BROWN as possessory conservator. The date of birth of the child(ren) who is/are the subject of the suit is/are: SHAMAURIA JANA E JOHNSON, born 12/20/2007.

The Court has authority in this suit to enter return showing how you have executed the same.

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

Issued and given under my hand and seal of said Court, at Dallas, Texas this the 5th day of December, 2024

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

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: CRYSTAL JACKSON, UNKNOWN, AND TO ALL WHOM IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday the 1/13/25, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 304th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 304th Court of Dallas County, Texas on the 23rd day of September, 2024, against CRYSTAL JACKSON, UNKNOWN, Respondent(s), numbered

JC23-00594-W-304th, and entitled, IN THE INTEREST OF BRIAN DEWAYNE JACKSON, A Child(ren), MOTION TO MODIFY IN A SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TRANSFER CONSERVATORSHIP FROM THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES TO JOHNACA BIGGINS - ARNOLD AND/OR CHARLES ARNOLD AS MANAGING CONSERVATOR(S). The date and place of birth of the child(ren) who is/are the subject of the suit is BRIAN DEWAYNE JACKSON born 07/10/2023 in Dallas County, Texas.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon 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.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 2 day of DECEMBER, 2024.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Saira Armentariz, Deputy

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: MELVIN LOUIS TAYLOR AND UNKNOWN AND TO ALL WHOM IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the

clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday the 1/13/25, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 304th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 304th Court of Dallas County, Texas on the 8th day of March, 2024, against DEAMBER SHANELLE BROWN, MELVIN LOUIS TAYLOR AND UNKNOWN, Respondent(s), numbered

JC-24-00308-W-304th, and entitled, IN THE INTEREST OF DAVINA SUZETTE OROCIO, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is DAVINA SUZETTE OROCIO, born 02/20/2023.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon 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. as is more fully shown by Petitioner's Petition on file in this suit.

HEREIN FAIL NOT, but of this writ make

due return showing how you have executed the same.

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 2 day of DECEMBER, 2024.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Saira Armentariz, Deputy

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: JESSICA LYNN LUCIUS AND TO ALL WHOM IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday the 1/13/25, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 4th day of October, 2024, against JESSICA LYNN LUCIUS, PATRICK HENRY, AND UNKNOWN, Respondent(s), numbered

JC-23-00881-X-305th, and entitled, IN THE INTEREST OF NEVAEH DEE HENRY AKA GIRL JESSICA LUCIUS, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The

petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY and PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is NEVAEH DEE HENRY AKA GIRL JESSICA LUCIUS born 09/28/2023.

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 3 day of DECEMBER, 2024.

ATTEST: FELICIA PITRE
Clerk of the District Courts
Dallas County, Texas
By: Saira Armentariz, Deputy

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: TIRRANY MONE DOZIER AKA TIRRANY MONET DOZIER AND TO ALL WHOM IT MAY CONCERN:

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

LEGAL NOTICES
CONTINUED

A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday the 1/13/25, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 18th day of October, 2024, against TIRRARY MONE DOZIER AKA TIRRARY MONET DOZIER, CYNICAL B E R N A R D WALKER, AND UNKNOWN, Respondent(s), numbered J C - 2 4 - 0 1 1 2 3 - X - 305th, and entitled, IN THE INTEREST OF TORY ARMORY DOZIER, A Child(ren), ORIGINAL PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is TORY ARMORY DOZIER born 08/03/2024.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon 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.

tioner's Petition on file in this suit.

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 3 day of DECEMBER, 2024.

ATTEST: FELICIA PITRE

Clerk of the District Courts
Dallas County, Texas

By: Saira Armentariz, Deputy

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: MICHAEL MEBANE, AND UNKNOWN AND TO ALL WHOM IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday the 1/13/25, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 21st day of May, 2024, against

COURTNEY MACY, MICHAEL DAVID MEBANE JR., AND UNKNOWN, Respondent(s), numbered J C - 2 4 - 0 0 6 9 5 - X - 305th, and entitled, IN THE INTEREST OF NEWBORN INFANT GIRL MACY COURTNEY (PAISLEY) AKA BABY GIRL MACY, A Child(ren), ORIGINAL PETITION FOR

PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is NEWBORN INFANT GIRL MACY COURTNEY (PAISLEY) AKA BABY GIRL MACY born 05/15/2024.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon 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.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 3 day of DECEMBER, 2024.

ATTEST: FELICIA PITRE

Clerk of the District Courts
Dallas County, Texas

By: Saira Armentariz, Deputy

12/17



CITATION
BY PUBLICATION
THE STATE OF
TEXAS

TO: UNKNOWN AND TO ALL WHOM IT MAY CONCERN:

You have been sued. You may employ an attorney. If you or your attorney do not file a written

answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were SERVED this citation and petition, same being Monday the 1/13/25, a default judgment may be taken against you. Your answer should be addressed to the clerk of the 305th Judicial District Court at the Henry Wade Juvenile Justice Center, 2600 Lone Star Drive, 3rd Floor, Dallas, Texas 75212. The Petition of the Dallas County Child Protective Services Unit of the Texas Department of Family and Protective Services, Petitioner, was filed in the 305th Court of Dallas County, Texas on the 1st day of July, 2024, against MAL-LORY ANNA ZELLNER, STEPHEN LOPEZ, AND UNKNOWN, Respondent(s), numbered J C - 2 4 - 0 0 7 1 5 - X - 305th, and entitled, IN THE INTEREST OF LOGAN LITSEY LOPEZ, AND CARTER LOPEZ, A Child(ren), FIRST AMENDED PETITION FOR PROTECTION OF A CHILD, FOR CONSERVATORSHIP, AND FOR TERMINATION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP. The petition is a request to TERMINATE THE PARENT-CHILD RELATIONSHIP AND APPOINT THE DIRECTOR OF THE DALLAS COUNTY CHILD PROTECTIVE SERVICES UNIT OF THE TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES AS MANAGING CONSERVATOR. The date and place of birth of the child(ren) who is/are the subject of the suit is LOGAN LITSEY LOPEZ born 05/06/2023, and CARTER LOPEZ born 05/03/2024.

The Court has authority in this suit to enter any judgment or decree in the child/ren's interest which will be binding upon 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.

tioner's Petition on file in this suit.

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

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

GIVEN UNDER MY HAND AND SEAL OF SAID COURT, at the office in the County of Dallas, this the 4 day of DECEMBER, 2024.

ATTEST: FELICIA PITRE

Clerk of the District Courts
Dallas County, Texas

By: Saira Armentariz, Deputy

12/17

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

The Right Seat >