

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

FORECLOSURE SALES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE APN 00-00061-748-800-0000 TS No. LO-53700-TX Recorded in accordance with 12 USCA 3764 (c) WHEREAS, on 7/10/2017, a certain Deed of Trust was executed by Russell J. Moulton and wife, Euness Moulton as trustor in favor of Mortgage Electronic Registration Systems, Inc., (MERS) as Nominee for The Federal Savings Bank, It's successor and assigns as beneficiary, and Fielder F. Nelms as trustee, and was recorded on 7/17/2017, as Instrument No. 201700198503, in Book XX, Page XX, in the Office of the County Recorder of Dallas County, Texas; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 10/8/2024, recorded on 10/11/2024, as instrument number 2024-202400206018, book XX, page XX, in the Office of the County Recorder, Dallas County, Texas; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 10/15/2025, was not made due to a borrower dies and the property is not the principal residence of at least one surviving borrower and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 10/15/2025 is \$140,460.38; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C.

3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C. Tatman as Foreclosure Commissioner, recorded on 7/15/2024 as instrument number 2024-202400139950, book XX, page XX notice is hereby given that on 5/5/2026 between 1:00PM-4:00PM local time, allreal and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: LOT 3, BLOCK A/6640, OAKLAND HILLS, SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 36, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS. Commonly known as: 7115 Waycrest Dr, Dallas, TX 75232-3927 The sale will be held at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court. The Secretary of Housing and Urban Development will bid an estimate of \$150,544.10. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$15,054.41 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$15,054.41 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real es-

tate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$150,544.10, as of 5/4/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs in-

curred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 3/6/2026 Law Offices of Jason C. Tatman U.S. Dept. PD Foreclosure Commissioner BY: Rhonda Rorie, AVP rr@tatmanlegal.com 9665 Chesapeake Dr., Ste. 365, San Diego, CA 92123 (844) 252-6972 Fax (858) 348-4976 A-4868137 04/01/2026, 04/08/2026, 04/15/2026

4/1,4/8,4/15

Don't drive distracted.

Eyes forward.

NHTSA ad

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 OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner Store #3426, 9530 Skillman St., Dallas, TX 75243, to satisfy a lien on April 9, 2026 at 1:00pm. at www.storage-treasures.com: Timothy Foreman, Jasmine Payne, Jakayla Harris, Jeffrey Archie, Minette Coker,

LEGAL NOTICES
CONTINUED

Shaneque Jones, Kalan Betts, Mario White, Bessie Williams.

3/24,4/1

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart Asset Management, LLC 920 US HWY 80 E, Mesquite, TX 75149 #3430** to satisfy a lien on April 9th, 2026 at approx. 1:00 PM at www.storage-treasures.com: **Michael Gonzales, America Kitchens, Shantia Villanueva, Torri Smith, Reginald Anderson, Osmara Trejo, Melissa Green, Juan Garza, Jennifer Lavender, Alantis Abron, Bryan Evans, Jose Palomo, Kenneth England.**

3/24,4/1

In accordance with the Texas property code, Chapter 59, I-30 Self Storage at 4018 Interstate 30, Mesquite/Texas/75150, 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 4018 Interstate 30, Mesquite/Texas/75150 on Friday, 04/10/2026 at 9:00 AM.

A deposit may be required for removal and cleanup.

Names of tenants and general description:

Sale of property to satisfy a landlord's lien. Sale to be held online at www.bid13.com. Facility is located at 4018 Interstate 30 Mesquite Texas, 75150. Bidding will open on Friday, 04/10/2026 and conclude Friday, 04/17/2026. Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold �as is� to the highest bidder.

Property includes the contents of space(s) of the following tenant(s):

Deja Featherston: miscellaneous furniture
Garnezer Gardner: Kitchen utensils, too Box, Clothing and other electronics
Linda Petty: misc boxes, vinyl records, rack and chairs

Thomas Jones: Table Saw, Fridge, mattress and misc furniture and heather
Ronald Kennedy: Smoker, lamps, clothing and misc furniture

Elisa Sint-Jago: Indoor bike, washer and drier machines, speaker and misc furniture
Marilyn Recinos: Disinfectant Buckeye, Helium tank, tires, clothing and misc furniture
Lacole Austin: Boxes, Desk, Television, microwave, Keurig and other misc Furniture
Jashara Bowman: TV, Fan, Mattresses, Mirror and clothing
Shawanda Williams: Dresser, dinning Set, head boards, coach and mattresses
Arturo Castillo: Bicycle, Vacuum, Circle saw, Coolers, speaker, blower and other electronics

Tenants may redeem their goods for full payment in cash only up to time of auction. Call I-30 Self Storage at 972 362 1312.

Auctioneer:
www.bid13.com
03/24/26 & 04/01/26

3/24,4/1

Public Auction at Devon self-storage, 140 Centennial Boulevard Richardson Tx 75081

Tenant Name: **Larry Wedgeworth**, Furniture, Clothing, Shoes, **Haileyesus Workye**, Furniture, Boxes, **Ariel Alberto Urbina Bautista**, Furniture, Appliances, **Felicia Taylor**, Household Goods, Appliances, Electronics, **Noble Field**, Furniture, **Carina Anillo**, Outdoor Equipment, Boxes, Appliances, **Ahmed Sayed Elramly**, Furniture, Boxes, **Kendrick Thomas**, Outdoor Equipment, Tools, Boxes, **Heriberto Ramos**, Appliances, Outdoor Equipment, Tools.

Property contained in the units will be sold to satisfy the Landlord's lien rent and other charges in accordance with chapter 59 of Texas Property Code. Property contained in the units will be sold to the highest bidder via an online auction at www.storage-treasures.com. Online bidding will begin on 4/4/26 at 10:00am and will continue until 4/18/26 at 10:00am at which time a high bidder will be determined. Devon self storage reserves the right to set minimum bids and refuse bids. Please refer to www.storage-treasures.com for all other terms and conditions governing the bidding and auction process.

3/25,4/1

NOTICE OF SALE Property (Household goods unless otherwise noted) will be sold to satisfy a landlord's lien per Chapter 59 Self-service Storage Facility Liens. Sale on Thursday the 16th day of April

2026 at 8:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility.
U-Haul Moving & Storage At Greenville Ave, 7043 Greenville Ave, Dallas, TX, 75231 Dallas County Carlos Smith. HANK CARTER. deborah hill. Jayqulyn Lewis. Kysha Jones. Charles Mccollough. Rashawnda Jones. Jason Thompson
U-Haul Moving & Storage At Harry hines Blvd, 11061 Harry Hines blvd, Dallas, TX, 75229 Dallas County Alicia ortuno. QUITIN MITCHELL. Eric Sunuc. Eric Sunuc. Courtney Thomas. SHEILA FULLER. Rodney Alvarez. Jorge Vazquez Leon
U-Haul Moving & Storage at Jim Miller, 7107 C F Hawn Frwy, Dallas, TX, 75217 Dallas County Tarviant Campbell. LYDIA COLQUITT
U-Haul Moving & Storage At LBJ Frwy, 12215 LBJ FWY, Garland, TX, 75041 Dallas County tanya oden. MAXWELL BARROWS. princess cherry

U-Haul Moving & Storage at Lbj FWY Annex, 2700-2950 Mc Cree RD, Garland, TX, 75041 Dallas County Frenchie Adams. TYESHA STAFFORD. Sherlina Yaberry. Garret Cook. CHAD HAYS. Frenchie Adams. Frenchie Adams. HEATHER CROCKER. Octavia Godfrey
U-Haul Moving & Storage At Northwest Highway, 9929 Harry Hines, Dallas, TX, 75220 Dallas County jairo capuchino. Holly-Marie Peña. JIMMY BALL. Jacoby White. AKIA DUBOSE. SAMUEL JACKSON. AKIA DUBOSE. RACHEL DE LOS SANTOS. natalie stearn. trina paredes

U-Haul Moving & Storage At W Kinglsey Rd, 11383 Amanda Ln, Dallas, TX, 75238 Dallas County Marie Caver. DONIYA LOCKLIN. Lacey Turner. Rachelle Ball. james coeyman. ROBERT COOK. Michael Coley. Asya Ghant. Al Aaron
U-Haul Moving & Storage of Lower Greenville, 1616 Greenville ave, Dallas, TX, 75206 Dallas County Zachary PERRY. Keaton Arnold. SANDRA BURDEN. Devonte jones. SANDRA BURDEN. John O'Brien

3/25,4/1

**Public Auction
Compass Self Storage
1150 S. US Highway 67
Cedar Hill, Tx 75104
972-293-5880**

#196 Brittney Washington
#282 Mark Kruckeberg
#367 Jerome Silverberg
#403 Arin Lolley

The goods in this auction are being sold, pursuant to the TX Self Storage Property Code. The goods are generally described as household goods/business related items, unless otherwise noted. Compass Self Storage reserves the right to accept or reject any and all bids. The payment terms, are **CASH ONLY**. Complete terms of the Auction will be posted, the day of the sale, at the Auction Site. See and bid on all units @ www.storage-treasures.com, April 18th 2026, ending at 10:00 AM

4/1,4/8

NOTICE OF PUBLIC SALE

pursuant to Texas Property Code Chapter 59, SecurCare Self Storage, Said property at **502 W Kearney St 75149,10331 Scyene Rd 75227** will hold a Public Sale to satisfy a landlord's lien on **April 16th, 2026 at 10:00am**. Property will be sold to the highest bidder and must be removed within 48 hours. The seller reserves the right to reject any bid and withdraw the property from the sale. Bidding takes place on StorageTreasures.com. Unless otherwise noted, all units contain household goods and items. For a more detailed listing, please visit StorageTreasures.com.
Said property at 502 W Kearney, Mesquite TX 75149: Tommie Matthews, Matthews Tommie, Rachel Bolkema, Suzette Glass.
Said property at 10331 Scyene Rd, Dallas, TX 75227: Ceaser Hernandez, Jacquiline Jones, Jacquiline Jones, Donald Parish, Flores Agustina.

4/1,4/8

In accordance with the Texas property code, Chapter 59, **Advantage Storage at 3471 Broadway Blvd, Garland/Texas/75043**, 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 ON Thursday, 04/16/2026 at 11:30AM**. A deposit may be required for removal and cleanup.

Names of tenants and general description:
Syvia Evelyn-Misc furniture appliances boxes & bags

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
04/01/2026 & 04/08/2026**

4/1,4/8

NOTICE OF PUBLIC SALE

pursuant to Texas Property Code Chapter 59, SecurCare Self Storage, Said property at **914 N Beltline Rd 75050,2422 Robinson Rd 75051,304 W Airport Fwy 75062,9450 Hargrove Dr 75220** will hold a Public Sale to satisfy a landlord's lien on April 16th, 2026, at 10:00am. Property will be sold to the highest bidder and must be removed within 48 hours. The seller reserves the right to reject any bid and withdraw the property from the sale. Bidding takes place on StorageTreasures.com. Unless otherwise noted, all units contain household goods and items. For a more detailed listing, please visit StorageTreasures.com.

Said property at 914 N Beltline Rd, Grand Prairie, TX 75050: Raelynn Hawkins-Williams, Rafael Contreras

Said property at 2422 Robinson Rd, Grand Prairie, TX 75051: Jessica Coulter

Said property at 304 W Airport Fwy, Irving, TX 75062: Peggy Sue Chambers, Paula Calvillo, Tim Keithley, Sade Ieland, Wildred Brown, Donald Dunaway, Eboni Ortega, Larry Brown, John Rudd, Bobby Xayyaraj

Said property at 9450 Hargrove Dr, Dallas, TX, 75220: Margarita Torres, Jose Jr Perez, Manuel Ayala, Jose Guzman, Julio Garcia.

4/1,4/8

**BID
NOTICES**

The Carrollton-Farmers Branch ISD is soliciting Competitively Sealed Bids from the Purchasing Office at 1445 N. Perry, Carrollton, Texas 75006 until 12:00 PM on April 24, 2026 for:

CSB 2026-03-084 for Sale of Property Kelly Elementary School

And
CSB 2026-03-085 for Sale of Property Prince of Peace Lutheran Church

Additional information may be obtained by calling 972-968-6330 or by accessing the Purchasing website at <https://www.cfbisd.edu/departments/purchasing>. Interested parties must be a member of our Ion Wave system; a one-

**LEGAL NOTICES
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time free registration is required to access the bid. All specifications and instructions can be found in the system at <https://cfbpurchasing.ion-wave.net/Login.aspx>. Please reference the above listed bid.

3/25,4/1

Request for Proposals (RFPs) Multiple Opportunities Available Proposal Deadline: Monday, May 11, 2026, 5:00 p.m. CT

The Alliance for Innovation (AFI), acting as the Lead Contracting Agency with Edge Public serving as the National GPO is seeking proposals from qualified offerors for a range of RFPs. The participating entities, including all, local and state government agencies, higher education institutions, K-12 schools and nonprofit organizations.

- AFI-2026122 - Job Order Contracting (JOC) Services
- AFI-2026123 - Flags, Flagpoles & Accessories
- AFI-2026124 - AI-Driven Translation & Language Access Services
- AFI-2026125 - Pest Control Services

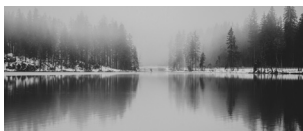
Contracts resulting from this solicitation may be awarded to multiple suppliers. All RFPs are subject to the Lead Contracting Agency's General Conditions & Requirements to Offerors. Full specifications and proposal documents are available via the AFI's Procurement Portal at <https://indigo.bonfirehub.com>. Only proposals submitted through this portal will be accepted. Deadline for submission: Monday, May 11, 2026, 5:00 p.m. CT

4/1,4/8

CITY OF GARLAND

The City of Garland is accepting bids for Bid REQ00001878 2025 Westminster Lane & Wilmington Drive Water & Wastewater Improvements. Bid documents are available at garlandtx.ion-wave.net or by calling 972-205-2415. Public bid opening: 04/28/2026 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

4/1,4/8



PUBLIC NOTICES

CITY OF GARLAND

NOTICE OF PROCEEDINGS

Before the Property Standards Board of the City of Garland, Texas
NOTICE is hereby given that an administrative complaint and Request for a Hearing has been filed with the Property Standards Board of the City of Garland, Texas, pursuant to Chapter 54, of the Texas Local Government Code and Chapter 32 of the Code of Ordinances concerning the properties described by the street addresses as follows:

- Substandard Structures**
- 2101 W WALNUT ST Docket 2026-471903**
- 5125 PRESIDIO DR Docket 2026-471924**

The violation(s) present include substandard conditions and nuisance conditions as prescribed by Chapter 32 of the Code of Ordinances. The City will, if so ordered by the Final Order of the Property Standards Board, vacate, secure, remove or demolish the building(s) or relocate the occupants of the building if corrective action is not taken within the time ordered.

The hearing on the foregoing proceedings shall be held before the Property Standards Board at City Hall-Council Chambers at 6:00 PM, 200 N. Fifth St., Garland, Texas 75040 on Thursday, April 23, 2026. Inquiries may be addressed to the Director of Code Compliance at (972) 485-6400. All persons having an interest in the proceedings are invited to attend and give testimony.

SIGNED this Thursday, March 26, 2026.

/s/ Brian Morris /bm
Brian Morris

Director of Code Compliance

4/1

TEXAS ALCOHOL & BEVERAGE COMMISSION LICENSES & RENEWALS

APPLICATION HAS BEEN MADE TO THE

TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A WINE AND MALT BEVERAGE RETAIL DEALERS ON-PREMISE PERMIT (BG), FOOD AND BEVERAGE CERTIFICATE (FB), AND LATE HOURS CERTIFICATE (LH) FOR BK DUMPLING DALLAS, LLC, DBA BROOKLYN DUMPLING SHOP, LOCATED AT 2548 ELM STREET, DALLAS, DALLAS COUNTY, TX 75226. JEFF GALLETLY, MANAGER; DYLAN CROSBY, MANAGER & PRESIDENT.

3/30,4/1

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for SK Malaysia LLC dba Taste of Malaysia at 3001 Olympus Blvd Ste 130, Coppell, Dallas County, Texas, 75019.

M u t h u k u m a r Madaswamy Shivakumar Nair

3/30,4/1

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate (LH) and Mixed Beverage Permit (MB) for THREE LINKS DEEP ELLUM LLC dba THREE LINKS DEEP ELLUM at 2704 ELM ST, DALLAS, Dallas County, Texas, 75226. LLC MANAGER: BLENDER BRANDS LLC: Managers are Daniel Wilson and Jacob Cox

3/30,4/1

APPLICATION HAS BEEN MADE TO THE

TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT (MB) AND FOOD AND BEVERAGE CERTIFICATE (FB) FOR GREENVILLE TEXMEX, LLC, DBA ESCONDIDO, LOCATED AT 3519 GREENVILLE AVENUE, DALLAS, DALLAS COUNTY, TX 75206. IMPERIAL FIZZ HOLDINGS, LLC, MANAGER; JONATHAN ALEXIS, MANAGER OF MANAGING ENTITY.

4/1,4/2

NOTICE TO CREDITORS

Notice to Creditors For THE ESTATE OF ROBERT COURTNEY CAMPBELL, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ROBERT COURTNEY CAMPBELL, Deceased were granted to the undersigned on the 23rd of March, 2026 by Probate Court No. 1 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to John B. Eakins and Charles M. Terrell within the time prescribed by law.

My address is c/o Anderson & Brocius, P.C.
10325 Hwy 199W
Poolville, TX 76487
Independent Co-Executors of the Estate of ROBERT COURTNEY CAMPBELL Deceased.
CAUSE NO. PR-26-00167-1

4/1

Notice to Creditors For THE ESTATE OF Rodney Ulyses Moore, Deceased

Notice is hereby given that Letters of Administration With Bond upon the Estate of Rodney Ulyses Moore, Deceased were granted to the undersigned on the 16 of March, 2026 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Anthony Daniel within the time prescribed by law.

My address is c/o Rita C.

Dixon, Attorney for Anthony Daniel, 8700 Stonebrook Parkway, Box 1996, Frisco, Texas 75034
Dependent Administrator of the Estate of Rodney Ulyses Moore Deceased.
CAUSE NO. PR-24-03950-2

4/1

Notice to Creditors For THE ESTATE OF Zoraida Eggerth Eguizabal, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Zoraida Eggerth Eguizabal, Deceased were granted to the undersigned on the 18th of March, 2026 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 Eggerth Eguizabal within the time prescribed by law.

My address is 335 T C Jester Blvd, Houston, Texas 77007
Independent Executor of the Estate of Zoraida Eggerth Eguizabal Deceased.
CAUSE NO. PR-25-03967-2

4/1

Notice to Creditors For THE ESTATE OF ROBERT THEODORE KEELEY, Deceased

Notice is hereby given that Letters of Administration with Will Annexed upon the Estate of ROBERT THEODORE KEELEY, Deceased were granted to the undersigned on the 16th of February, 2026 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to ARGENT TRUST COMPANY, Independent Administrator With Will Annexed of the Estate of Robert Theodore Keeley, Deceased within the time prescribed by law.

My address is c/o Brandy Baxter-Thompson
Baxter-Thompson Law, PLLC
500 N. Akard Street, Suite 2150
Dallas, Texas 75201

Independent Administrator of the Estate of ROBERT THEODORE KEELEY Deceased.
CAUSE NO. PR-24-00360-2

4/1

Notice to Creditors For THE ESTATE OF Richard Lamont Barnes, Deceased

Notice is hereby given that Original Letters Testamentary upon the Estate of Richard La-

LEGAL NOTICES
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mont Barnes, Deceased were granted to the undersigned on the 12th of March, 2026 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Barbara Barnes within the time prescribed by law. My address is 3357 Dorado Beach Drive Farmers Branch, Texas 75234 Independent Executrix of the Estate of Richard Lamont Barnes Deceased. CAUSE NO. PR-26-00238-2

4/1

Notice to Creditors For THE ESTATE OF DONALD LAWRENCE WARD, A/K/A DONALD L. WARD, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of DONALD LAWRENCE WARD, A/K/A DONALD L. WARD, Deceased were granted to the undersigned on the 9th of March, 2026 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to JOSHUA COLTON BATTON WARD a/k/a COLTON WARD, Independent Executor within the time prescribed by law. My address is 1501 S. Mopac Expy., Ste. 150, Austin, Texas 78746 Independent Executor of the Estate of DONALD LAWRENCE WARD, A/K/A DONALD L. WARD Deceased. CAUSE NO. PR-25-02985-3

4/1

Notice to Creditors For THE ESTATE OF PHYLLIS A. SEEGERs, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of PHYLLIS A. SEEGERs, Deceased were granted to the undersigned on the 2nd of March, 2026 by Probate Court No. 1 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Paul R. Seegers and Scott Raymond Seegers within the time prescribed by law. My address is C/O Santo Bisignano, Jr. Bisignano Harrison LLP 10000 N. Central Expressway, Suite 850 Dallas, TX 75231 Independent Co-Executors of the Estate of PHYLLIS A.

SEEGERs Deceased. CAUSE NO. PR-25-04159-1

4/1

Notice to Creditors For THE ESTATE OF Susan Lynn Grant, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Susan Lynn Grant, Deceased were granted to the undersigned on the 11 of March, 2026 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Stanley Eugene Grant, Jr within the time prescribed by law. My address is C/O Craig Laird Attorney 2629 East Grauwylar Rd Irving, TX 75061 Independent Executor of the Estate of Susan Lynn Grant Deceased. CAUSE NO. PR-26-00240-2

4/1

PROBATE CITATIONS

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-26-00874-1

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 Weaver U. Branch, 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, April 06, 2026, to answer the Application For Probate Of Holographic Will Produced In Court And For Issuance Of Letters Testamentary filed by Monica Garza a/k/a Monica Michelle Branch Garza, on the March 18, 2026, in the matter of the Estate of: Weaver U. Branch, Deceased, No. PR-26-00874-1, and alleging in substance as follows:**

Applicant alleges that the decedent died on February 07, 2026 in Garland, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Weaver U. Branch, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, March 24, 2026

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

4/1

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-26-00862-1

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 Karen Nichole Needle, 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, April 06, 2026, to answer the Application for Independent Administration, for Letters of Administration, and to Determine Heirship filed by Alicia Carolyne Hamlin and Nana Thompson, on the March 17, 2026, in the matter of the Estate of: Karen Nichole Needle, Deceased, No. PR-26-00862-1, and alleging in substance as follows:**

Applicant alleges that the decedent died on December 05, 2025 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Karen Nichole Needle, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, March 23, 2026 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alexis Cabrales, Deputy

4/1

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-26-00859-1

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 Wilma Joycelyn Poynter-Willard, 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, April 06, 2026, to answer the Application For Determination Of Heirship And Letters Of Independent Administration filed by Forrest Lynn Scott**

a/k/a Forrest Scott, on the March 17, 2026, in the matter of the Estate of: Wilma Joycelyn Poynter-Willard, Deceased, No. PR-26-00859-1, and alleging in substance as follows:

Applicant alleges that the decedent died on January 14, 2026, in Mesquite, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Wilma Joycelyn Poynter-Willard, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, March 23, 2026 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alante Williams, Deputy

4/1

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-26-00858-1

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 Cynthia Suzanne Lewis, 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, April 06, 2026, to answer the Application To Determine Heirship (After Four Years) filed by Kenneth E. Turner, on the March 17, 2026, in the matter of the Estate of: Cynthia Suzanne Lewis, Deceased, No. PR-26-00858-1, and alleging in substance as follows:**

Applicant alleges that the decedent died on October 8, 2021, in Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Cynthia Suzanne Lewis, 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, March 23, 2026 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alante Williams, Deputy

4/1

CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-24-03766-1

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 Nannie Bell Morris, 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, April 06, 2026, to answer the First Amended Application to Probate Will for the Issuance of Letters of Testamentary With Will Annexed, and Creation of an Independent Administration by the Consent of the Distributees of the Will filed by William Larry Rose, Applicant, agent as alternate Executor, on the February 23, 2026, in the matter of the Estate of: Nannie Bell Morris, Deceased, No. PR-24-03766-1, and alleging in substance as follows:**

Applicant alleges that the decedent died on March 23, 2024 in Farmers Branch, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Nannie Bell Morris, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, March 23, 2026 JOHN F. WARREN, County Clerk Dallas County, Texas By: Alexis Cabrales, Deputy

4/1

CITATIONS BY PUBLICATION

CITATION BY PUBLICATION THE STATE OF TEXAS THE UNKNOWN HEIRS OR DEVISEES OF MARYLIN E NADOLSKI, DECEASED GREETINGS:

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

**LEGAL NOTICES
CONTINUED**

this citation, same being Monday the **20TH DAY OF APRIL, 2026**, at or before ten o'clock A.M. before the Honorable **14TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at Texas-LawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 23RD DAY OF DECEMBER, 2025, in this cause, numbered **DC-25-23409** on the docket of said Court, and styled: **NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Petitioner vs. THE UNKNOWN HEIRS OR DEVISEES OF MARYLIN E NADOLSKI, DECEASED** Respondent. A brief statement of the nature of this suit is as follows: **THIS IS AN IN REM ACTION RELATING TO A SECURED INTEREST ENCUMBERING REAL PROPERTY COMMONLY KNOWN AS 10114 DEER HOLLOW DRIVE, DALLAS, TEXAS 752491 AND WITH THE LEGAL DESCRIPTION OF LOT 37, BLOCK W/8608, OF THE WOODS-TENTH SECTION, AN ADDITIOIN TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78112, PAGE 30331 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. THE PETITION ALLEGES THAT THE RECORD OWNER OF THE PROPERTY, MARYLIN E. NADOLSKI, IS DECEASED AND THAT SOME OF THE HEIRS, ASSIGNS, AND DEVISEES ARE UNKNOWN** as is more fully shown by Petitioner's Petition on file in this suit.

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 4TH DAY OF MARCH, 2024**, FELICIA PITRE Clerk of the District Court of Dallas County, Texas

George Allen Courts Building
600 Commerce Street Suite
103
Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

3/11,3/18,3/25,4/1

**CITATION
BY PUBLICATION**

THE STATE OF TEXAS
**EDUAR HERNANDEZ AND
EDUIN YANETH HERNANDEZ** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **20TH DAY OF APRIL, 2026**, at or before ten o'clock A.M. before the Honorable **192ND DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at Texas-LawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 7TH DAY OF JULY, 2025, in this cause, numbered **DC-25-10777** on the docket of said Court, and styled: **GARY WARD, Petitioner vs. UBER TECHNOLOGIES, INC., EDUAR HERNANDEZ, EDUIN YANETH HERNANDEZ GONZALES, JOHN DOE & PATRICK RUSSELL** Respondent. A brief statement of the nature of this suit is as follows:

THIS CITATION PROVIDES NOTICE OF A PERSONAL INJURY LAWSUIT FILED IN THE 192ND JUDICIAL DISTRICT COURT OF DALLAS COUNTY, TEXAS. PLAINTIFF SEEKS MONETARY DAMAGES AND OTHER RELIEF AS ALLOWED BY LAW FOR INJURIES ALLEGEDLY ARISING FROM THE CONDUCT OF DEFENDANTS EDUAR HERNANDEZ AND EDUINY ANETH HERNANDEZ. DESPITE DUE DILIGENCE, DEFENDANTS' WHEREABOUTS REMAIN UNKNOWN. DEFENDANTS ARE REQUIRED TO FILE A WRITTEN ANSWER WITH THE COURT WITHIN THE TIME PRESCRIBED BY LAW.

as is more fully shown by Pe-

itioner's Petition on file in this suit.

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 4TH DAY OF MARCH, 2026** FELICIA PITRE Clerk of the District Court of Dallas County, Texas George Allen Courts Building 600 Commerce Street Suite 103 Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

3/11,3/18,3/25,4/1

**CITATION
BY PUBLICATION**

THE STATE OF TEXAS
GABRIELLE GAINES GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being Monday the **20TH DAY OF APRIL, 2026**, at or before ten o'clock A.M. before the Honorable **95TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at Texas-LawHelp.org.

Said Plaintiff's Petition was filed in said court, ON THIS THE 8TH DAY OF OCTOBER, 2025, in this cause, numbered **DC-25-19277** on the docket of said Court, and styled: **THREE GENERATIONS CAPITAL LLC SERIES POOL 10, Petitioner vs. ANDRE THOMAS, ANTHONY THOMAS, BILLY JOE THOMAS, DANNY LANG, DAVID LANG, GABRIELLE GAINES, JOY MARIE THOMAS, MATTHEW LANG, PAULA JEANETTE THOMAS, AND VERA FAYE THOMAS** Respondent. A brief statement of the nature of this suit is as follows: **THIS LAWSUIT INVOLVES THE FOLLOWING REAL**

PROPERTY (HEREINAFTER THE PROPERTY) LOCATED IN DALLAS COUNTY TEXAS BEING LOT FIVE (5) IN BLOCK 7/2511 OF THE IDEAL ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE AFFIDAVIT OF HEIRSHIP RECORDED AS INSTRUMENT 202400103468 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. THE VARIOUS INTERESTS IN THE PROPERTY ARE FRACTIONALIZED TO VARIOUS KNOWN AND UNKNOWN OWNERS. THREE GENERATIONS CAPITAL LLC SERIES POOL 10 THE PLAINTIFF IN THE PROCEEDING OWNS A PORTION OF THE PROPERTY AND IS SUING THE DEFENDANTS SEEKING THE COURT TO DECLARE PLAINTIFFS' RIGHTS IN RELATION TO TEX TAX CODE 32.07 EQUITABLE SUBROGATION TO THE TAXING AUTHORITY'S LIEN AND FORECLOSURE OF SUCH LIEN REIMBURSEMENT FOR AMOUNTS PAID AND IN THE ALTERNATIVE PARTITION OF THE PROPERTY.

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 4TH DAY OF MARCH, 2026** FELICIA PITRE Clerk of the District Court of Dallas County, Texas George Allen Courts Building 600 Commerce Street Suite 103 Dallas, Texas, 75202
By: **SHELIA BRADLEY**,
Deputy

3/11,3/18,3/25,4/1

**CITATION
BY PUBLICATION**

THE STATE OF TEXAS
TO: **JOSEPH BENNETT** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days 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 FIRST AMENDED PETITION FOR ENFORCEMENT OF PROPERTY DIVISION BY CONTEMPT of **CASEY THEVENOT**, Petitioner, was filed in the **330TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 11TH DAY OF JUNE, 2025**, against **JOSEPH BENNETT**, Respondent, numbered **DF-23-12163** and entitled "In the Matter of the Marriage of **JOSEPH BENNETT** and **CASEY THEVENOT**" the nature of which suit is a request **PETITION FOR ENFORCEMENT OF PROPERTY DIVISION BY CONTEMPT** 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.

GIVEN UNDER MY HAND SEAL OF SAID COURT, at office in the City of Dallas, **ON THIS THE 10TH DAY OF MARCH, 2026**.

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

3/17,3/24,4/1,4/7

**CITATION
BY PUBLICATION**

THE STATE OF TEXAS
TO: **MANUEL DE JESUS GIRON-CHAVARRIA** 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 peti-

LEGAL NOTICES
CONTINUED

tion, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP of **IRMA NOEMI PAIZ-ALVAREZ**, Petitioner, was filed in the **302ND DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 4TH DAY OF MARCH, 2026**, against **MANUEL DE JESUS GIRON-CHAVARRIA** Respondent, numbered **DF-26-02690** and entitled "In the Interest of **E.D.G.-P.** a child (or children)". The date of birth of the child (children) who is (are) the subject of the suit: **E.D.G.-P.; D.O.B.: JUNE 21, 2008. P.O.B.: NOT STATED.**

The Court has authority in this suit to enter any judgment of 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 and seal of said Court, at Dallas, Texas, **ON THIS THE 11TH DAY OF MARCH, 2026.** ATTEST: FELICIA PITRE Clerk of the District Courts Dallas County, Texas By: **DANIEL MACIAS**, Deputy

3/18,3/25,4/1,4/8

**STATE OF WISCONSIN
CIRCUIT COURT
DANE COUNTY
FIRST BUSINESS SPECIALTY FINANCE, LLC,
401 Charmany Drive,
Madison, WI 53719,
Plaintiff,
RIVIERA SPA LLC
4514 Travis Street, Ste. 105
Dallas, TX 75205,
and
NICKM CHARUWORN
a/k/a Nick Charuorn
18404 Voss Road
Dallas, TX 75287
Defendant.**

**Case No. 2026CV000237
Case Code: 30301
PUBLICATION SUMMONS
THE STATE OF WISCONSIN,
TO THE DEFENDANT
NAMED ABOVE:
YOU ARE HEREBY NOTIFIED** that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is also hereby served upon you, states the nature and basis of the legal action.

Within 40 days after March 23, 2026 (which is the first day that this Summons was published), you must respond with a written answer, as that term is used in chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the Court, whose address is Dane County Courthouse, 215 S. Hamilton Street, Madison, Wisconsin 53703 and to the plaintiff's attorney, Josh C. Kopp, whose address is 10 East Doty Street, Suite 900, Madison, Wisconsin 53703. You may have an attorney help or represent you.

If you do not provide a proper answer within 40 days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 19th day of March, 2026.
By: **BRIESEN & ROPER, s.c.**
By: Electronically signed by Attorney Josh C. Kopp
Josh C. Kopp
State Bar No. 1041791
Attorneys for Plaintiff
Mailing Address:
10 East Doty Street, Suite 900
Madison, WI 53703
T: 608-661-3967
F: 608-238-6449
josh.kopp@vonbriesen.com
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

3/25,4/1,4/8



**CAUSE NO. D-1-GN-26-001671
EX PARTE,
NORTHWEST DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
IN THE DISTRICT COURT OF TRAVIS COUNTY, TEXAS
345TH JUDICIAL DISTRICT
NOTICE OF PROCEEDING AND ORDER**

The Court issues the following Notice of Proceeding and Order pursuant to Chapter 1205 of the Texas Government Code.

NOTICE IS HEREBY GIVEN to all persons who (i) reside within the territory of Northwest Denton County Municipal Utility District No. 1 ("District"); (ii) own property located within the District's boundaries; (iii) are taxpayers of the District; or (iv) have or claim a right, title, or interest in any property or money to be affected by the proceedings described below and/or the issuance of the declaratory judgment described below. For purposes of this Notice of Proceeding and Order, the persons named in sections (i), (ii), (iii), and (iv) above shall be referred to as the "Interested Parties."

The District is municipal utility district serving an area in Denton County located outside of the City of Sanger, Texas ("Sanger") and specifically outside of Sanger's extraterritorial jurisdiction ("ETJ"). The District was created pursuant to Chapter 7933A, Texas Special District Local Laws Code. The District seeks to legally validate its boundaries as of the date of the District's December 4, 2025, order adding land to the District's boundaries and redefining the District's boundaries.

The District's position to the Court is as follows: On December 4, 2025, the District's board of directors approved the annexation of certain property into the District's boundaries. The property annexed into the District was previously removed from Sanger's ETJ, effective November 13, 2025. As of December 4, 2025, and through to present day, all property, including the annexed property, within the District's boundaries is located outside of any municipality's corporate limits or ETJ. Accordingly, Tex. Local Gov't Code § 42.0425 does not apply and the District was not required to obtain consent from Sanger or any other municipality for the annexation.

The District further maintains to the Court: On May 7, 2022, the District held an election in which the voters of the District approved the creation of the

District, elected permanent directors, and authorized the issuance of a combined \$1,383,283,345 in debt to be paid from unlimited ad-valorem tax for water, sewer, drainage, and road facilities. The voters also approved a tax for operations and maintenance for such facilities to not exceed \$1.20 per \$100 of valuation of all taxable property within the District.

As such, the District has filed an in rem action for declaratory judgment (the "Petition") seeking that:

(1) the land annexed into the District on or about December 4, 2025, was not within the corporate limits or extraterritorial jurisdiction of the City of Sanger, Texas, or any other municipality on that date or any time thereafter to the present, and, therefore, the current boundaries of the District's approximate 416.517-acre territory are legal and valid and incontestable as a matter of law; and

(2) pursuant to and subject to the applicable requirements of Texas Water Code, Chapter 49, Subchapter F, and Chapter 54, Subchapter F, the District has the authority to issue the bonds for water, sanitary sewer, and road purposes, which bonds the District's voters duly authorized via a bond election held on May 7, 2022. A full description of the lawsuit and the relief sought is contained in the District's Petition, *Ex Parte Northwest Denton County Municipal Utility District No. 1*, Cause No. D-1-GN-26-001671, filed in the 345th Judicial District Court of Travis County, Texas.

IT IS HEREBY ORDERED and Notice is hereby given, that any Interested Party or the Attorney General of the State of Texas may become a named party to these proceedings by pleading to the Petition on or before, and may appear for hearing and trial in the courtroom of the Judicial District Court of Travis County, Texas at **10:00 a.m. on Monday, April 13, 2026**, it being the first Monday after the expiration of 20 days from the date this Order is issued. The hearing will be on the central docket in Travis County where judges exchange benches voluntarily to ensure that hearings such as this one are able to take place timely and properly pursuant to the statute, and the hearing is not dependent on one judge's individual calendar or docket. The specific judge and courtroom for this matter will be announced the Friday before the hearing is to take place. The hearing will be held at the Travis County Civil

and Family Courts Facility located at 1700 Guadalupe Street, Austin, Texas 78701.

After **April 13, 2026**, Interested Parties may become named parties by intervention on leave of court.

IT IS FURTHER ORDERED, that, at such hearing and trial, any Interested Parties desiring to do so may appear, and the Attorney General of the State Texas shall appear, and show cause why the prayers of the District's Petition filed in this action and generally described above should not be granted. Be on further notice that, at such time, place, and date the Court will proceed to full and final hearing on the merits of all matters and prayers within the District's Petition.

SO ORDERED, signed this 20th day of March, 2026.

/s/ Amy Clark Meachum
JUDGE PRESIDING

3/25,4/1

IN THE INTEREST OF:

**Arya Thompson
Born in 2021
Case No.:**

**SG-2025-JC-000204
NOTICE OF PROCEEDINGS**

**STATE OF KANSAS to:
LYDIA R. ROOT, MOTHER;
AARON DRAKE THOMPSON, FATHER; AND ANY OTHER PERSONS WHO ARE OR MAY BE CONCERNED.**

A petition has been filed in this court requesting that the court adjudge Arya Thompson a child/children in need of care as defined in the Kansas Code for Care of Children K.S.A. 38-2202(d), as amended.

You are required to appear before this court at **10:00 AM on Friday, May 01, 2026**, in the District Court, Juvenile Department, 1900 East Morris, City of Wichita, Sedgwick County, Kansas, 67211; or prior to said time file your written response to said pleading with the Clerk of this court. Failure to either appear or respond may result in the court entering judgment granting the requested action.

Each parent, guardian or other legal custodian of the child has the right to hire and be represented by an attorney. The court will appoint an attorney for a parent who is financially unable to hire one.

CLERK OF THE DISTRICT COURT

by:
Clark, Deputy Clerk

4/1,4/8

