

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

Description	Cause No.	Address	City	Amount	Interest	Court Cost
DALLAS COUNTY VS. SANDRA DEE SLEDGE (DC) - 010725-23	TX-22-01636	1 VERONA RD	LANCASTER	\$ 5,962.73	12%	\$ 4,333.08
DALLAS COUNTY VS. JAMES WILSON BROWN - 010725-24	TX-22-01837	2974 CLOVIS AVE.	DALLAS	\$ 9,249.02	12%	\$ 4,578.00
DALLAS COUNTY VS. WILLIAM N. THOMPSON JR. - 010725-25	TX-19-01710	604 VERNET ST	RICHARDSON	\$ 244,333.12	12%	\$ 9,326.00
DALLAS COUNTY VS. CECIL H. REYNOLDS SR. - 010725-26	TX-22-00386	2510 KLEBERG RD	SEAGOVILLE	\$ 34,801.34	12%	\$ 2,997.36
DALLAS COUNTY VS. BONNIE JONES - 010725-27	TX-22-01618	4723 BARRY AVE.	DALLAS	\$ 31,192.64	12%	\$ 1,987.43
DALLAS COUNTY VS. FANNIE WEAVER - 010725-28	TX-21-00812	3948 MYRTLE ST.	DALLAS	\$ 37,203.60	12%	\$ 2,569.00
DALLAS COUNTY VS. RAMONA LARA AKA RAMONA L. RAMIREZ - 010725-29	TX-22-01500	3355 BRANTLEY ST.	DALLAS	\$ 34,335.35	12%	\$ 3,118.50
VALLEY RANCH MASTER ASSOC INC. VS. ABRAHAM SOTO BORJON - 010725-30	DC-23-20493	406 SANTA FE TRAIL, #42	IRVING	\$ 5,728.24	8.5%	\$ 368.35
VALLEY RANCH MASTER ASSOC INC. VS. DEREK O. & ANTOINETTE LAFAYETTE - 010725-31	DC-23-20428	1100 SANTA FE TRAIL	IRVING	\$ 6,266.94	8.5%	\$ 376.58
RUOSE VS. JACOBO MEJIA - 010725-32	DC-23-00788	1400 VETCH RD	FERRIS	\$ 983,598.96	8.5%	\$ 1,214.08
NEWLANE FINANCE COMPANY VS. DAVID M. GODAT - 010725-33	DC-24-10762	3739 N. VERSAILLES AVE.	DALLAS	\$ 2,005,358.32	6%	\$ -

SHERIFF'S SALES



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-23

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 12th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. SANDRA DEE SLEDGE (DC), Defendant(s), Cause No. TX-22-01636, COMBINED W/98-30557-T-G, JUDGMENT DATE IS JANUARY 11, 2006, JUDGMENT PRIOR TO NUNC PRO TUNC IS NOVEMBER 28, 2000. 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 28th day of November, 2000, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 1 VERONA ROAD, LANCASTER, DALLAS COUNTY, TEXAS. ACCT. NO. 36073500060030200 ; MIDPOINT OF LOT 3, BLOCK F, OF PLACID MEADOWS, AN ADDITION IN THE CITY OF LANCASTER, DALLAS

COUNTY, TEXAS, AS SHOWN BY THE QUIT CLAIM DEED RECORDED IN VOLUME 94159 PAGE 2789 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1 VERONA ROAD, THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2002-2003, 2005-2022=\$321.72, PHD: 2002-2003, 2005-2022=\$375.83, DCCCD N/K/A DALLAS COLLEGE: 2002-2003, 2005-2022=\$139.46, DCSEF: 2002-2003, 2005-2022=\$11.01, LANCASTER ISD: 2002-2003, 2005-2022=\$2,193.92, CITY OF LANCASTER: 2002-2003, 2005-2022=\$1,092.86, 98-30557-T-G: COUNTY OF DALLAS, DCCCD, PHD, DCSEF: 1992-1999=\$309.33, CITY OF LANCASTER: 1992-1999=\$408.29, LANCASTER ISD, DALLAS COUNTY EDUCATION DISTRICT: 1992-1999=\$1,136.31.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$5,962.73 and 12% interest thereon

from 11/28/2000 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$4,333.08 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, 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 INTERE-

SHERIFF'S SALES CONTINUED

SES, 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

12/11,12/18,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-24

BY VIRTUE OF AN Order of Sale issued out of the Honorable 68th Judicial District Court on the 12th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. JAMES WILSON BROWN, ET AL, Defendant(s), Cause No. TX-22-01837 COMBINED W/02-30462-T-C, JUDGMENT DATE IS AUGUST 11, 2005. 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 11th day of August, 2005, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 2974 CLOVIS AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000611323000000; BEING, A PART OF LOT 3 40X94.5 OF CITY BLOCK 5/6624 OF ACREAGE ESTATES ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 83196 PAGE 4144 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2974 CLOVIS AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. TX-22-01837: DALLAS COUNTY: 2005-2023=\$351.60, PHD: 2005-2023=\$397.53, DALLAS COLLEGE: 2005-2023=\$160.92, DCSEF: 2005-2022=\$11.01, DALLAS ISD: 2023=\$2,059.30, CITY OF DALLAS: 2023=\$1,175.30, 02-30462-T-C: COUNTY OF DALLAS, DCCCD, PHD, DCSEF: 1984-2004=\$1,027.80, CITY OF DALLAS: 1984-2004=\$1,372.30, DALLAS ISD, DALLAS COUNTY EDUCATION DISTRICT: 1984-2004=\$2,739.77. Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$9,249.02 and 12% interest thereon from 08/11/2005 in favor of DALLAS

COUNTY, ET AL, and all cost of court amounting to \$4,578.00 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 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

12/11,12/18,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-25

BY VIRTUE OF AN Order of Sale issued out of the Honorable 44th Judicial District Court on the 15th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. WILLIAM N. THOMPSON JR., ET AL, Defendant(s), Cause No. TX-19-01710, JUDGMENT PRIOR TO NUNC PRO TUNC IS November 29, 2023. To me, as sheriff, directed and delivered, I have levied upon this 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 29th day of November, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 604 VERNET STREET, RICHARDSON, DALLAS COUNTY, TEXAS. ACCT. NO. 42116500050090000; LOT 9, BLOCK E, OF NORTHRICK WEST ADDITION, FIRST INSTALLMENT, AN ADDITION IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 5222 PAGE 306 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 604 VERNET STREET, THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2000-2022=\$10,978.32, PHD: 2000-2022=\$6,504.11, DALLAS COLLEGE: 1999-2022=\$6,504.11, DCSEF: 2000-2022=\$445.83, DALLAS ISD: 1999-2022=\$45,555.37, CITY OF RICHARDSON: 1992-2022=\$100,530.51, CITY OF RICHARDSON MOWING AND CUTTING WEEDS AND GRASS LIENS #34019= \$1,179.98, #45716= \$538.71, #45887= \$407.67, #45978= \$508.82, #46030= \$696.42, #46061= \$395.95, #46341= \$375.90, #46432= \$453.68, #46455= \$370.12, #46483= \$367.23, #46630= \$3,467.08, #46677= \$358.56, #46693= \$100.24, #46825= \$57,879.86.

SHERIFF'S SALES
CONTINUED

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$244,333.12 and 12% interest thereon from 11/29/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$9,326.00 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 CONDAO 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 Dallas County, Texas
By: Billy House #517 & Larry Tapp #411
Phone: (214) 653-3506 or (214) 653-3505

12/11,12/18,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-26

BY VIRTUE OF AN Order of Sale issued out of the Honorable 101st Judicial District Court on the 14th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. CECIL H. REYNOLDS SR., ET AL, Defendant(s), Cause No. TX-22-00386. 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, pur-

suant 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 5th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 2510 KLEBERG ROAD, SEAGOVILLE, DALLAS COUNTY, TEXAS. ACCT. NO. 65054151010220000 ; TRACT 22, BEING MORE OR LESS A 0.29 ACRE TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541 IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 5750 PAGE 596 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 2510 KLEBERG ROAD, THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2015-2023=\$3,112.68, PHD: 2015-2023=\$3,473.14, DALLAS COLLEGE: 2 0 1 5 - 2023=\$1,603.85, DCSEF: 2015-2022=\$110.61, DALLAS ISD: 2 0 1 5 - 2023=\$16,514.89, CITY OF SEAGOVILLE: 2015-2023=\$9,986.17.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$34,801.34 and 12% interest thereon

from 09/05/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,997.36 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 CONDAO 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

12/11,12/18,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-27

BY VIRTUE OF AN Order of Sale issued out of the Honorable 193rd Judicial District Court on the 13th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. BONNIE JONES, ET AL, Defendant(s), Cause No. TX-22-01618. 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 Commis-

SHERIFF'S SALES CONTINUED

sioners 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 21st day of March, 2023, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 4723 BARRY AVENUE, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000154315000000 ; LOT 8, BLOCK A/1449 OF ELLINGTON PARK ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED W/VENDOR'S LIEN RECORDED IN VOLUME 4554 PAGE 547 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 4723 BARRY AVENUE, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2 0 1 1 - 2 0 2 0 , 2022=\$1,463.94, PHD: 2011-2020, 2022=\$1,658.86, DCCCD N/K/A DALLAS COLLEGE: 2 0 1 1 - 2 0 2 0 , 2022=\$734.93, DCSEF: 2011-2020, 2022=\$60.23, DALLAS ISD: 2011-2020, 2022=\$7,844.20, CITY OF DALLAS: 2 0 1 1 - 2 0 2 0 , 2022=\$4,761.22, CITY OF DALLAS LIENS: DEMOLITION LIEN D 7 0 0 0 0 5 1 0 6 = \$12,876.94, SECURED CLOSURE LIEN S900017824=\$538.25, WEED LIEN W 1 0 0 0 2 1 8 9 5 0 = \$184.77, HEAVY CLEAN LIEN HC 1 0 0 0 2 0 4 5 8 0 = \$1,039.37, LITTER CLEAN LIEN L 1 0 0 0 2 2 1 4 5 6 = \$155.37.

Said property being levied on as

the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$31,192.64 and 12% interest thereon from 03/21/2023 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$1,987.43 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, COMER-

CIABILIDAD 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

12/11,12/18,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-28

BY VIRTUE OF AN Order of Sale issued out of the Honorable 192nd Judicial District Court on the 13th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. FANNIE WEAVER, ET AL, Defendant(s), Cause No. TX-21-00812. 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.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 18th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit: PROPERTY ADDRESS: 3948 MYRTLE STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 00000171811000000; BEING LOT 13, IN BLOCK B/1720, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED IN VOLUME 97093 PAGE 2994 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 3948 MYRTLE STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS 75215-3818. DALLAS COUNTY: 2014-2023=\$587.74, PHD: 2014-2023=\$648.51, DALLAS COLLEGE: 2014-2023=\$304.88, DCSEF: 2014-2022=\$20.39, DALLAS ISD: 2 0 1 4 - 2023=\$3,101.36, CITY OF DALLAS: 2 0 1 4 - 2023=\$1,951.96, CITY OF DALLAS LIENS: DEMOLITION LIEN D 7 0 0 0 0 5 1 0 6 = \$17,031.87, WEED LIENS : W 1 0 0 0 1 9 6 1 5 2 = \$ 3 4 8 . 9 2 , W 1 0 0 0 1 4 6 4 2 3 = \$ 5 2 3 . 2 1 , W 1 0 0 0 1 4 9 8 9 1 = \$ 4 0 2 . 1 2 , W 1 0 0 0 1 6 0 0 5 4 = \$ 6 2 3 . 5 7 , W 1 0 0 0 1 6 2 2 7 5 = \$ 1 , 0 1 2 . 4 5 , W 1 0 0 0 1 6 8 0 2 2 = \$ 3 6 2 . 2 3 , W 1 0 0 0 1 6 7 4 8 3 = \$ 3 0 7 . 3 8 , W 1 0 0 0 1 6 8 8 4 3 = \$ 3 6 0 . 7 0 ,

W 1 0 0 0 1 7 0 6 7 8 = \$ 3 2 6 . 5 4 , W 1 0 0 0 1 7 3 2 8 4 = \$ 3 8 6 . 0 6 , W 1 0 0 0 1 7 2 6 3 8 = \$ 2 6 7 . 5 1 , W 1 0 0 0 1 7 6 2 2 3 = \$ 2 8 5 . 3 0 , W 1 0 0 0 1 7 6 2 2 2 = \$ 3 9 6 . 4 0 , W 1 0 0 0 1 7 8 0 0 3 = \$ 3 1 5 . 7 8 , W 1 0 0 0 1 7 8 7 0 6 = \$ 3 1 4 . 4 0 , W 1 0 0 0 1 8 0 1 0 0 = \$ 4 3 8 . 9 0 , W 1 0 0 0 1 7 9 4 5 3 = \$ 3 1 5 . 9 0 , W 1 0 0 0 1 8 0 5 6 9 = \$582.27.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$37,203.60 and 12% interest thereon from 09/18/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$2,569.00 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."

SHERIFF'S SALES
CONTINUED

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

12/11,12/18,12/24



NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-29

BY VIRTUE OF AN Order of Sale issued out of the Honorable 116th Judicial District Court on the 13th day of November, 2024, in the case of plaintiff DALLAS COUNTY, ET AL, Plaintiff, vs. RAMONA LARA, A/K/A RAMONA L. RAMIREZ, ET AL, Defendant(s), Cause No. TX-22-01500. 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 17th day of September, 2024, A.D. or at any time thereafter, of, in and to the following described property, to-wit:

PROPERTY ADDRESS: 3355 B R A N T L E Y STREET, DALLAS, DALLAS COUNTY, TEXAS. ACCT. NO. 0000067295800000 ; LOT FOURTEEN (14) IN BLOCK B/7095 OF THE FOREST DALE GARDENS ADDITION, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE EXECUTORS DEED RECORDED IN VOLUME 94076 PAGE

3177 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 3355 B R A N T L E Y STREET, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. DALLAS COUNTY: 2020-2023=\$3,058.20, PHD: 2020-2023=\$3,281.75, DALLAS COLLEGE: 2 0 2 0 - 2023=\$1,604.90, DCSEF: 2020-2022=\$94.08, DALLAS ISD: 2 0 2 0 - 2023=\$15,942.70, CITY OF DALLAS: 2 0 2 0 - 2023=\$10,353.71.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to \$34,335.35 and 12% interest thereon from 09/17/2024 in favor of DALLAS COUNTY, ET AL, and all cost of court amounting to \$3,118.50 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."

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"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

12/11,12/18,12/24

NOTICE OF SHERIFF'S SALE (REAL ESTATE) 010725-30
BY VIRTUE OF AN EXECUTION issued out of the 68th JUDICIAL DISTRICT COURT on the 15th day of October A.D. 2024 in the case styled **VALLEY RANCH MASTER ASSOCIATION INC VS ABRAHAM SOTO BORJON**

Defendants, Cause No. DC-23-20493 to me, as sheriff, directed and delivered, I have levied upon this 18th day of November A.D. 2024, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the 1st Tuesday in January 2025 A.D. it being the 7th day of January 2025. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest that the aforementioned defendant, had as of the 28th day of June 2024, A.D. or at any time thereafter, of, in and to the real following described property, to-wit:

PROPERTY ADDRESS: 406 SANTA FE TRAIL, #42, IRVING, DALLAS COUNTY, TEXAS 75063

UNIT NO. 42, BUILDING D, OF RIVERWALK CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF FILED MARCH 12, 1985 RECORDED IN VOLUME 85050, PAGE 1523, OF THE CONDOMINIUM RECORDS, AND ALL AMENDMENTS THERETO RECORDED IN VOLUME 85165, PAGE 293, VOLUME 85228, PAGE 763, VOLUME 85245, PAGE 791, VOLUME 86123, PAGE 13, VOLUME 86188, PAGE 313, AND VOLUME 88062, PAGE 1255, DEED RECORDS OF DALLAS COUNTY, TEXAS COMMONLY KNOWN AS 406 SANTA FE TRAIL #42, IRVING, TX 75063.

"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.

Said property being levied on as the property of aforesaid defendant and will be sold to

SHERIFF'S SALES
CONTINUED

satisfy a judgment amounting to **\$2,464.95 /PLUS \$3,263.29/ PLUS \$1,800 ATTORNEYS FEES** and **8.5%** interest compounded annually thereon until the date of the sale, in favor of **VALLEY RANCH MASTER ASSOCIATION INC** and all cost of court amounting to **\$368.35 /PLUS \$160.00 PROCESS SERVER FEES** 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

"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."

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"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 A.D. 2024**

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

12/11,12/18,12/24

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) **010725-31**
BY VIRTUE OF AN **EXECUTION** issued out of the **192nd JUDICIAL DISTRICT COURT** on the **15th day of October A.D. 2024** in the case styled **VALLEY RANCH MASTER ASSOCIATION INC VS DEREK O LAFAYETTE & ANTOINETTE LAFAYETTE Defendants, Cause No. DC-23-20428** to me, as sheriff, directed and delivered, I have levied upon this **18TH day of November A.D. 2024**, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the **1st Tuesday in January 2025 A.D. It being the 7th day of January 2025**. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest that the aforementioned defendant, had as of the **28th day of MAY 2024, A.D.** or at any time thereafter, of, in and to the real following described property, to-writ:

PROPERTY ADDRESS: 1100 SANTA FE TRAIL, IRVING, DALLAS COUNTY, TEXAS. 75063

LOT 8, BLOCK A, OF LAKE COURT, AN ADDITION OF THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 94157, PAGE 27, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS: COMMONLY KNOWN AS 1100 SANTA FEE TRAIL, IRVING, TX 75063

"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.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to **\$2,714.50 /PLUS \$3,552.44/ PLUS \$1,800 ATTORNEYS FEES** and **8.5%** interest compounded annually thereon until the date of the sale, in favor of **VALLEY RANCH MASTER ASSOCIATION INC** and all cost of court amounting to **\$376.58 COSTS OF COURT /PLUS \$320.00 PROCESS SERVER FEES** 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

"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."

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"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 A.D. 2024**

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

12/11,12/18,12/24

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) **010725-32**
BY VIRTUE OF AN **EXECUTION** issued out of the **44th JUDICIAL DISTRICT COURT** on the **21st day of October A.D. 2024** in the case **ROUSE VS JACOBO MEJIA Defendants, Cause No. DC-23-00788** to me, as sheriff, directed and delivered styled **KATY ROUSE AKA KATHRYN ROUSE**, I have levied upon this **18TH day of November A.D. 2024**, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the **1st Tuesday in January 2025 A.D. It being the 7th day of January 2025**. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest that the aforementioned defendant, had as of the **15th day of DECEMBER 2023, A.D.** or at any time thereafter, of, in and to the real following described property, to-writ:

PROPERTY ADDRESS: 1400 VETCH ROAD, FERRIS, TX 75125-8938 (THE NAME BY WHICH THE LAND IS MOST GENERALLY KNOWN) BEING SITUATION IN THE JOHN STADDEN SURVEY, ABSTRACT NO. 1316, DALLAS COUNTY, TEXAS AND BRING PART OF THAT LAND CONVEYED TO JOHN D HALL BY DEED RECORDED AT INSTRUMENT NUMBER 200600243967 IN THE DEED RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 1984 SET AT THE SOUTH CORNER OF SAID HALL TRACT, LYING IN THE EASTERLY LINE OF VETCH ROAD, SAME BEING THE WEST CORNER OF A TRACT LAND CONVEYED TO JACOBO MEJIA BY DEED RECORDED IN VOLUME 2003248, PAGE 11496 OF SAID RECORDS AND LYING N. 30 DEG. 00'00" W. ALONG SAID EASTERLY LINE A DISTANCE OF 936.94

FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF SAID EASTLY LINE WITH A CORNER CUT-OFF LINE FOR MALLOY BRIDGE ROAD; THENCE N 30 DEG. 00' 00" W. ALONG SAID EASTERLY LINE A DISTANCE OF 626.22 FRONT TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 1984 SET;

THENCE N 60 DEG. 25' 05" E A DISTANCE OF 417.37 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED RPLS 1984 SET;

THENCE S 30 DEG 00' 00" E A DISTANCE OF 626.22 FEET TO A 1/2 IRON ROD WITH CAP STAMPED RPLS 1984 SET AT THE NORTH CORNER OF SAID MEJIA TRACT, SAME BEING THE WEST CORNER OF THE TRACT OF LAND CONVEYED TO MARTIN C CAMARGO, ET UX, BY DEED RECORDED IN VOLUME 2003029, PAGE 6193 OF SAID RECORDS.

THENCE S 60 DEG 25' 05" W ALONG THE COMMON LINE OF SAID HALL AND MEJIA TRACTS A DISTANCE OF 417.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING APPROXIMATELY 6.000 ACRES OF LAND IN A COMMERCIAL TRACT OF LAND WITH NO STRUCTURE LOCATED THEREON. THE SUBJECT PROPERTY IS LOCATED IN THE UNINCORPORATED PART OF DALLAS COUNTY, TEXAS

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, 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.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to **\$982,384.88 /PLUS \$1,214.08 COST OF COURT/PLUS PREJUDGMENT INTEREST AT 8.25%**

**SHERIFF'S SALES
CONTINUED**

PER YEAR FROM THE DATE THE SUIT WAS FILED (FEBRUARY 20, 2023) UNTIL THE DATE THE COURT SIGNS THE FINAL JUDGMENT and 8.5% interest compounded annually thereon until the date of the sale, in favor of **KATY ROUSE AKA KATHRYN ROUSE** and all cost of court amounting to **\$51,214.08** 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

"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, 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 RESIDENTIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENTIAL. UN COMPRADOR POTENCIAL QUE DESEA OBTENER MAS INFORMACION DEBE REALIZAR CONSULTAS ADICIONALES O CONSUL-

TAR CON UN ABOGADO PRIVADO."

GIVEN UNDER MY HAND this **22nd day of November A.D. 2024**
MARIAN BROWN
Sheriff Dallas County, Texas
By: **Billy House #517 & Larry Tapp #411**
Phone: (214) 653-3506 or (214) 653-3505

12/11,12/18,12/24

NOTICE OF SHERIFF'S SALE

(REAL ESTATE) 010725-33 BY VIRTUE OF AN **EXECUTION** issued out of the **44th JUDICIAL DISTRICT COURT** on the **21st day of October A.D. 2024** in the case styled **NEWLANE FINANCE COMPANY VS DAVID M. GODAT Defendants, Cause No. DC-24-10762** to me, as sheriff, directed and delivered, I have levied upon this **18TH day of November A.D. 2024**, and will between the hours of 10 o'clock A.M. and 4 o'clock P.M., on the **1st Tuesday in January 2025 A.D. It being the 7th day of January 2025**. In the Records Building, 500 Elm Street, Dallas, TX 7th Floor Multipurpose Room #3.

Proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest that the aforementioned defendant, had as of the **18th day of July 2024, A.D.** or at any time thereafter, of, in and to the real following described property, to-writ:

PROPERTY ADDRESS: 12750 N. CENTRAL EXPRESSWAY, DALLAS TX 75243
BLK 7621 TR 15 ACS 0.1349 INT20240006652 DD01092024 CO-DC 7621 000 01500 3007621 000
AND/OR
PROPERTY ADDRESS: 3739 N. VERSAILLES AVE., DALLAS, TX 75209
LOT 4 BLOCK H/2478 OF REVISION OF LOT 1, BLOCK N/2478, LOTS 19 AND 20, BLOCK J/2478, LOTS 6 AND 7, BLOCK W2478 OF VERSAILLES PARKWAY ADDITION ACS .204

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER [COUNTY] NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY,

MERCHANT ABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED."THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

Said property being levied on as the property of aforesaid defendant and will be sold to satisfy a judgment amounting to **\$200,535.32** and **6%** interest compounded annually thereon until the date of the sale, in favor of **NEWLANE FINANCE COMPANY** 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

"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, 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 RESIDENTIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIO DE

AGUA O AGUAS RESIDUALES, ES POSIBLE QUE LA PROPIEDAD NO CALIFIQUE PARA USO RESIDENTIAL. 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 A.D. 2024**
MARIAN BROWN
Sheriff Dallas County, Texas
By: **Billy House #517 & Larry Tapp #411**
Phone: (214) 653-3506 or (214) 653-3505

12/11,12/18,12/24

CONSTABLE'S SALES

NOTICE OF CONSTABLE'S SALE (REAL ESTATE)

Notice is hereby given, that by virtue of a certain Writ of Execution issued out of the County Court at Law No. 4 Dallas County, State of Texas 14th Day of November 2024 A.D... in cause numbered CC-22-05192-D Plaintiff- ALEJANDRO MONROY, FERNANDO MONROY, MARIA RIVERA styled Versus Defendant- MONICA PINEDA

To me, as Constable directed and delivered, I have levied upon this 20th Day of November 2024 A.D... and will start between the hours of 10:00 AM and 4:00 PM on the 1st Tuesday in the month of January 2025 A.D... being the 7th day of said month, at the Dallas County Records Building, 500 Elm St. Room 3 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 20th Day of November 2024 A.D...or at any time thereafter, of, in and to the following described property, to-wit:

Lot 38, Block E/6434 OF WEBSTER GROVE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 27, Page 151, Records of Dallas County Texas Better known as: 3353 LEAHY DR DALLAS TEXAS

75229 Said property being levied on as the property of aforesaid defendants and will be sold to satisfy a Judgment in the amount of \$ \$ 88,693.41 Prejudgment Interest \$ \$ 22,644.48 Court cost \$ \$174.00 Attorney Fees \$ \$4,000.00 Interest rate @ 18% per annum from 8-30-2023 in favor Of: Plaintiff- ALEJANDRO MONROY, FERNANDO MONROY, MARIA RIVERA And for all further costs of executing this writ.

Given Under My Hand, This 20th Day of November 2024 DEANNA HAMMOND DALLAS COUNTY CONSTABLE PRECINCT 2 By Deputy J.SIPES #238 Ph: 214-643-4765 joshua.sipes@dallas-county.org

12/4,12/11,12/18

NOTICE OF CONSTABLE'S SALE (REAL ESTATE)

Notice is hereby given, that by virtue of a certain Order Of Sale issued out of the 44th District Court Dallas County, State of Texas 22nd Day of November 2024 A.D... in cause numbered DC-24-08359 Plaintiff- MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION styled Versus Defendant- CHARLES ANDERSON, IV TRUSTEE OF THE KAY LAFOURAN LEE FAMILY REVOCABLE LIVING TRUST

To me, as Constable directed and delivered, I have levied upon this 22nd Day of November 2024 A.D... and will start between the hours of 10:00 AM and 4:00 PM on the 1st Tuesday in the month of January 2025 A.D... being the 7th day of said month, at the Dallas County Records Building, 500 Elm St. Room 3 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 22nd Day of November 2024 A.D...or at any time thereafter, of, in and to the following described property, to-wit:

LOT 16 IN BLOCK 15 OF THE REVISED PLAT OF MEADOWCREEK VILLAGE, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AC-

LEGAL NOTICES
CONTINUED

CORDING TO THE MAP THEREOF RECORDED IN VOLUME 71158, PAGE 2377, OF THE MAP RECORDS OF DALLAS COUNTY TEXAS

Better known as: 743 INTREPID DRIVE GARLAND, TEXAS 75043

Said property being levied on as the property of aforesaid defendants and will be sold to satisfy a Judgment in the amount of \$ \$ 9,670.64

Post judgment Interest \$ \$ 200.14
Court cost \$ \$ 524.58
Attorney Fees \$ \$ 2,200.00
Interest rate @ 8.00% per annum from 09-11-24 in favor Of: Plaintiff- MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

12/4,12/11,12/18

NOTICE OF
CONSTABLE'S SALE
(REAL ESTATE)

Notice is hereby given, that by virtue of a certain Writ of Execution issued out of the County Court at Law No. 4 Dallas County, State of Texas 14th Day of November 2024 A.D... in cause numbered CC-22-05192-D Plaintiff- ALEJANDRO MONROY, FERNANDO MONROY, MARIA RIVERA styled Versus Defendant- MONICA PINEDA

To me, as Constable directed and delivered, I have levied upon this 20th Day of November 2024 A.D... and will start between the hours of 10:00 AM and 4:00 PM on the 1st Tuesday in the month of January 2025 A.D... being the 7th day of said month, at the Dallas County Records Building, 500 Elm St. Room 3 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 20th Day of November 2024 A.D... or at any time thereafter, of, in and to the following described property, to-wit:

Lot 22, Block E of Hiland Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 12, Page 203, Map Records, Dallas County, Texas Better known as: 617 OAK STEET GARLAND TEXAS 75040

Said property being levied on as the property of aforesaid defendants and will be sold to satisfy a Judgment in the amount of \$ \$ 88,693.41

Prejudgment Interest \$ \$ Post judgment Interest \$ \$22,644.48
Court cost \$ \$174.00
Attorney Fees \$ \$4,000.00
Interest rate @ 18% per annum from 8-30-2023 in favor Of: Plaintiff- ALEJANDRO MONROY, FERNANDO MONROY, MARIA RIVERA

And for all further costs of executing this writ.
Given Under My Hand, This 20th Day of November 2024 DEANNA HAMMOND DALLAS COUNTY CONSTABLE PRECINCT 2
By Deputy J.SIPES #238 Ph: 214-643-4765 joshua.sipes@dallas-county.org

12/4,12/11,12/18

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

The Right Seat >



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, HGH Towing & Recovery at 875 West Kearney St, Mesquite, TX , 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 875 West Kearney St, Mesquite, TX on Wednesday, 01/18/2025 at 8:00am. A deposit may be required for removal and cleanup.

Names of tenants and general description:
VIN # 4A2LD5349L3005697
PLATE # U166899 SOUTH DAKOTA

Tenants may redeem their goods for full payment in

cash only up to time of auction. Call HGH Towing & Recovery at 2147159964 .

Auctioneer:
HGH TOWING

12/3,12/18

In accordance with the Texas property code, Chapter 59, Massey's Towing Service at 10514 Wireway, Dallas , 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 10514 Wireway, Dallas on Monday, 01/13/2025 at 8:00am. A deposit may be required for removal and cleanup.

Names of tenants and general description:
License Plate # 516 9403
Maine
Vin # 1JJV532D5PL363189

Tenants may redeem their goods for full payment in cash only up to time of auction. Call Massey's Towing Service at 2146827558 .

Auctioneer:
Massey's Towing Service

12/3,12/18

Pursuant to Chapter 59, Texas Property Code, **Advantage Storage**, which is located at **5280 Hwy 78 Sachse, TX 750478** 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 12/30/2024**. Property will be sold to the highest bidder. Deposit for removal and cleanup is required. Seller reserves the right to withdraw property from sale. Property being sold includes: (Jamie Bates) Home & Office Furniture, Wall Art, Appliances, Boxes, Bags, & Misc. Items. Contact **Advantage Storage @ 972-414-1616**.

12/10,12/18

Notice Of Sale Pursuant to Chapter 59 Texas Property Code, Store Space will hold a Public Sale of Property to satisfy landlords lien on Friday the 27th day of December, 2024 at 9:00 AM. Property will be sold to highest bidder. Property must be removed within 48 hours. Seller reserves the right to reject any bid and withdraw property from a sale. Bidding takes place on Lockerfox.com. These units contain household furnishings. Said property is Store

Space Glenn Heights, 1713 S. Hampton Rd, Glenn Heights, TX, 75154 Joseph Martinez. Shirley Brown. Johnna Williams. LaTrentis Henderson. LILLIE HARDAMAN. Sharon Nemons. Robert Harris. Gabrielle Ruiz. John Bayley. ShaMeka Gray. Tranell Foster. Shatavia Walton. George Iarmouth. Tyrin Manchester; Store Space Oak Cliff, 3316 Hansboro Avenue, Dallas, TX, 75233 DANNY Hoang. Danny Mata. Jessica Montelongo. Desiderio Gonzalez. Abdul Benitez. Lacy Rosales. Lacy Rosales. Bertha Gonzalez. Donatis Williams. Wendy Hernandez. Julia Alvarado. Octavio Reyes

12/11,12/18

ABANDONED
VEHICLES

In compliance with the Transportation Code 683:034, if you have legal ownership in one of the following vehicles please contact Dallas VSF, INC. VSF#0655784VSF at 214-272-9444 located at 2777 Norwich Lane Dallas, TX 75212, to reclaim the vehicle by paying all the accrued charges. Failure to reclaim the vehicle within 45 days from 12/18/2024 is a waiver of all rights and title and interest in the vehicle and is a consent to sell the vehicle at public auction, on or after 02/01/2025.

YEAR MAKE MODEL VIN
PLATE STATE
2020 Trailer Trailer
15DPC1921LA802349 - -

12/18

To satisfy Landlord's Lien. At Four Corner Storage in Irving (972)513-3990 on 12-27-24.

A Chevrolet Silverado Suburban Texas Plate C13-V348 Unknown Year. Almonaci Vallarta Owes \$1,160.00

12/18

**PUBLIC NOTICE OF
ABANDONED VEHICLES
PER TEXAS TRANSPORTATION CODE SEC
683.031
MART CAUDLE DBA CWS
RECOVERY**

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

The following vehicles have been impounded at CWS RECOVERY 972-265-0319, VSF #0646359 located at 11240 Goodnight Ln, Dallas, Tx and are deemed abandoned under Transportation Code 683. These vehicles will be processed and sold at public sales as allowed under Occupation Code 2303.

IMP DATE	IMP YR	MAKE	MODEL TAG	VIN	CURRENT FEES
12/04/24	692320	2020 Freightliner Cascadia	1FU-JHHR2LLJX1521	\$1,179.07	
11/09/24	687890	Vantage Truck			All
LFWA2115X9JJ03632				\$1,203.70	
11/12/24	688310	Dolly		\$1,261.94	
11/13/24	688471	Donation Box		\$1,086.20	

12/18

PUBLIC NOTICE OF ABANDONED VEHICLES PER TEXAS TRANSPORTATION CODE SEC 683.031
MART CAUDLE DBA WHW WRECKER

The following vehicles have been impounded at WALNUT HILL WRECKER, 11239 Goodnight Ln, Dallas, Tx 75229 (972) 620-2160 VSF #0001342 and are deemed abandoned under Transportation Code 683. These vehicles will be processed and sold at public sales as allowed under Occupation Code 2303.

IMP DATE IMP YR MAKE MODEL TAG VIN CURRENT FEES

12/15/24	694233	2016 Hyundai	Trailer	3H3V532C6GT135046	\$229.12
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12/18

BID NOTICES

REQUEST FOR POPOSAL RFP B24-25.003 Classroom Teaching and Learning Technology

The solicitation information may be obtained at <https://lan.projectmates.com/app/public/bid-plan-room> Wednesday December 18, 2024 @ 1:00 p.m. – Pre-Proposal Meeting located at Duncanville ISD Technology Center, 900 S. Cedar Ridge Dr. #100 Duncanville, Tx 75137. Attendance highly encouraged. Wednesday, January 8, 2025 @ 2:00 p.m. -Deadline for writ-

ten requests for clarifications to the RFP.

Friday, January 10, 2025 – Final addendum will be issued.

Friday, January 24, 2025 @ 2:00 p.m. – Sealed Proposals Due in Projectmates.

The District reserves the right to postpone the deadline through an addendum, as needed. The District also reserves the right to reject any or all proposals and to accept the that is the best interest of Duncanville ISD.

12/11,12/18

NOTICE OF INTENT TO PURCHASE EQUIPMENT, SUPPLIES, AND/OR SERVICES

As authorized by Chapter 49, subchapter I of the Texas Water Code, the Trinity River Authority of Texas (TRA) hereby gives notice of its intent to purchase the following equipment, supplies and/or services:

- Protective Clothing and Equipment
- Chain & Flight System Components
- Filter Press Belts
- Inspection, Maintenance of Chains/Hoists
- Screen, Waste, Grit & Trash Removal
- Rehabilitation of Sanitary Sewer Manholes
- Vacuum Induction Units
- Electrical Switchgear Services
- Vulcan Conveyor/Compactor Parts
- Gas Analyzers for Biogas Bioscrubbers

For information regarding this bid, please visit the Administrative Services Purchasing Department electronic bid website <https://tra.procurement.com>. All meetings for these purchases will be held at 6500 W. Singleton Blvd., Dallas, Texas 75212.

Submit sealed bids by electronically uploading to <https://tra.procurement.com> until 12:00 pm **Friday, January 3, 2025**. The bids will be publicly opened and read at 2:00 pm at the Central Regional Wastewater System 6500 W. Singleton Blvd., Dallas, TX 75212. Bids will be submitted to the Board of Directors of the Trinity River Authority at its next meeting. It shall be within the discretion of the Board of Directors to determine the lowest and best bidder. Bids, which do not represent the fair market value of the equipment or supplies, may be rejected. All bids must comply with all applicable laws and regulations. The Authority welcomes disadvantaged business enterprises the op-

portunity to participate in the performance of the bid.

To obtain any additional information, please contact Michelle Ojeda at (972) 975-4311 or send an e-mail request to MilesM@trinityra.org

12/11,12/18

CITY OF GARLAND

The City of Garland is accepting bids for **Bid # 0314-25 Term Contract for Rowlett Creek Grounds Maintenance**. Bid documents are available at garlandtx.ion-wave.net or by calling 972-205-2415. Public bid opening: December 31, 2024 @ 3:00 pm CST at 200 North Fifth St. Garland, TX 75040

12/11,12/18



Parkland

12/17/2024 PURCHASING DEPARTMENT NOTICE TO VENDORS Responses to Request for Proposal (RFP) for the following items will be received by the Dallas County Hospital District Purchasing Department's Elizabeth Adleman at Elizabeth.Adleman@phhs.org until 4:00 p.m. CDT on the date listed below. For details, specifications, and copies of the RFP, please register at the new Supplier Portal: <https://sms-phhs-prd.inforcloudsuite.com/fsm/Supply-ManagementSupplier/land/99-2?csk.SupplierGroup=PHHS>

Please note: You must be registered in order to submit questions and to submit bids.

Any bids or RFPs received after the closing day and time or received by mail without the bid number and opening date printed on the outside of the envelope may be returned and/or rejected for consideration.

CONTACT AGENT: Elizabeth Adleman

Title of RFP-1735468_Equipment Disposal & Liquidation Services

Proposal Due Date: January 15, 2025, 4:00 p.m. CDT

Technical Questions: Please submit all questions to: [https://sms-phhs-prd.inforcloudsuite.com/fsm/Supply-ManagementSupplier/land/99-](https://sms-phhs-prd.inforcloudsuite.com/fsm/Supply-ManagementSupplier/land/99-2?csk.SupplierGroup=PHHS)

2?csk.SupplierGroup=PHHS until December 30, 2024, 4:00PM CDT. Questions will be answered by end of business, January 3, 2025.

12/18

PUBLIC NOTICES

CITY OF BALCH SPRINGS

CITY OF BALCH SPRINGS, TEXAS ORDINANCE NO. 674-24-CPA

AN ORDINANCE OF THE CITY OF BALCH SPRINGS, TEXAS, AMENDING THE 2050 COMPREHENSIVE PLAN OF THE CITY OF BALCH SPRINGS, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN THE FUTURE LAND USE PLAN PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EFFECTIVE DATE.

Future Land Use Plan Classification: Commercial Land Use

Special Use Permits: n/a
Stipulations and/or Restrictions: subject to rezoning application submittal and approval for proposed low density residential and commercial consisting of four residential lots and one lot remaining for commercial use.

Said property being described as follows:
Property Address: 2607 Hickory Tree Road

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Balch Springs, Texas, on the 9th day of December 2024.

APPROVED: Carrie F. Gordon, PhD, Mayor

ATTEST: Cindy Gross, City Secretary

12/18

CITY OF BALCH SPRINGS

CITY OF BALCH SPRINGS, TEXAS ORDINANCE NO. 3292-24

AN ORDINANCE OF THE CITY OF BALCH SPRINGS, TEXAS, AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY

OF BALCH SPRINGS, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BALCH SPRINGS, TEXAS, AS HERETOFORE AMENDED TO GRANT A CHANGE OF ZONING FROM LOCAL RETAIL "LR" DISTRICT TO COMMERCIAL ("C") DISTRICT AND SINGLE-FAMILY DWELLING DISTRICT (SF-6); SITUATED ON A 1.041-ACRE TRACT OF LAND SITUATED IN THE JOHN D. SNIDER SURVEY, ABSTRACT NO. 1349, CITY OF BALCH SPRINGS, DALLS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202400134764, OFFICAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS. DESCRIBED IN EXHIBIT "A"; PROVIDING DEVELOPMENT STANDARDS ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Balch Springs, Texas, on the 9th day of December 2024.

APPROVED: Carrie F. Gordon, PhD, Mayor

ATTEST: Cindy Gross, City Secretary

12/18

CITY OF BALCH SPRINGS

NOTICE OF PUBLIC HEARING

The City of Balch Springs **City Council** will conduct a public hearing at a meeting on Thursday, January 13, 2025, at 7:00 p.m. located at the Balch Springs City Hall, 13503 Alexander Road, Balch Springs, TX 75181 to consider the following:

Rezoning Application No. 009-2024 RZ by Arturo Villa on the subject parcel located at 15006 Quail Drive totaling (+/-) 0.35 acres to re-

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

zone lot from Industrial, "I," to Single-Family, "SF-6" to build a single-family home.

For more information, contact the Planning and Zoning Division, Jordan Ott at 214-217-5429 or by email at jott@cityofbalchsprings.com

12/18

AT&T Mobility, LLC is proposing to modify antennas on an existing 90-foot overall height building located at 2801 Wycliff Avenue, Dallas, Dallas County, Texas (32° 48' 45.3" N, 96° 49' 1.4" W) at an approximate RAD center height of 86 feet above ground level. AT&T Mobility, LLC invites comments from any interested party on the impact the tower may have on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 24-003469 MCM

12/18

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

Application has been made with the Texas Alcoholic Beverage Commission for a Distiller's and Rectifiers Permit by Venture Distilling, LLC dba Venture Distilling located at 412 S Barnes Dr, Garland, Dallas County, Texas. Peter Caciola, Managing Member.

12/18,12/19

NOTICE TO CREDITORS

CAUSE NO. PR-24-01982-1 IN RE: ESTATE OF MARY LOU SWAIM, OF DECEASED. IN THE PROBATE COURT NO. ONE OF DALLAS COUNTY, TEXAS DALLAS COUNTY, TEXAS NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF MARY LOU SWAIM, DECEASED
Notice is hereby given that

original Letters Testamentary without bond for the Estate of MARY LOU SWAIM, DECEASED, were issued on the 2nd day of December, 2024, in Cause Number PR-24-01982-1, pending in The Probate Court of Dallas County, Texas to Gary Don Swaim.

Claims may be presented in care of the attorney for the Independent Executor addressed as follows:

Gary Don Swaim, Independent Executor Estate of MARY LOU SWAIM, Deceased c/o Steven Sanfelippo CUNNINGHAM SWAIM, LLP 4015 Main Street, Ste. 200 Dallas, Texas 75226

All persons having claims against this Estate which is currently being administered, are required to present them within the time and in manner prescribed by law.

Date: December 17, 2024 **CUNNINGHAM SWAIM, LLP /s/ Steven Sanfelippo STEVEN SANFELIPPO** Texas Bar No. 21044875 ssanfelippo@cunningham-swaim.com

4015 Main Street, Ste. 200 Dallas, Texas. 75226 ATTORNEY FOR THE INDEPENDENT EXECUTOR

12/18

CAUSE NO. PR-24-01980-1 IN RE: ESTATE OF GARY DALE SWAIM, DECEASED. PROBATE COURT NO. ONE OF DALLAS COUNTY, TEXAS NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF GARY DALE SWAIM, DECEASED

Notice is hereby given that original Letters Testamentary without bond for the Estate of GARY DALE SWAIM, DECEASED, were issued on the 2nd day of December, 2024, in Cause Number PR-24-01980-1, pending in The Probate Court of Dallas County, Texas to Gary Don Swaim.

Claims may be presented in care of the attorney for the Independent Executor addressed as follows:

Gary Don Swaim, Independent Executor Estate of GARY DALE SWAIM, Deceased c/o Steven Sanfelippo CUNNINGHAM SWAIM, LLP 4015 Main Street, Ste. 200 Dallas, Texas 75226

All persons having claims against this Estate which is currently being administered, are required to present them within the time and in manner prescribed by law.

Date: December 17, 2024 **CUNNINGHAM SWAIM, LLP /s/ Steven Sanfelippo STEVEN SANFELIPPO**

Texas Bar No. 21044875 4015 Main Street, Ste.200 Dallas, Texas. 75226 ATTORNEY FOR THE INDEPENDENT EXECUTOR

12/18

Notice to Creditors For THE ESTATE OF CHARLES RAY MORELAND, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of CHARLES RAY MORELAND, Deceased were granted to the undersigned on the 16th 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 Thomas Ray Daugherty, Jr. within the time prescribed by law.

My address is Wright Legal, PLLC 8350 N. Central Expy., Ste. 420, Dallas, TX 75206 Independent Executor of the Estate of CHARLES RAY MORELAND Deceased. CAUSE NO. PR-24-00117-2

12/18

Notice to Creditors For THE ESTATE OF Colin Lewis Miller, Deceased

Notice is hereby given that Letters of Administration Without Bond upon the Estate of Colin Lewis Miller, Deceased were granted to the undersigned on the 4th 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 Guy Eric Miller within the time prescribed by law.

My address is 335 T C Jester Blvd. Houston, TX 77007 Independent Administrator of the Estate of Colin Lewis Miller Deceased. CAUSE NO. PR-23-01151-1

12/18

Notice to Creditors For THE ESTATE OF Georgia Lee Murphy, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Georgia Lee Murphy, Deceased were granted to the undersigned on the 5th 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 Tina Rae Fisher Plummer and Fred Neil Fisher within the time prescribed by law.

My address is c/o J. McNair Dallas Law, PC 5050 Quorum Drive, Suite 700 Dallas, TX 75254 Independent Executor of the

Estate of Georgia Lee Murphy Deceased. CAUSE NO. PR-24-03590-3

12/18

Notice to Creditors For THE ESTATE OF Jeanne Landry Phillips, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Jeanne Landry Phillips, Deceased were granted to the undersigned on the 16th 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 Thomas Phillips within the time prescribed by law.

My address is 5714 Goodwin Ave Dallas Texas 75206 Administrator of the Estate of Jeanne Landry Phillips Deceased. CAUSE NO. PR-24-03405-1

12/18

Notice to Creditors For THE ESTATE OF MARY LOUISE FORCE, Deceased

Notice is hereby given that Letters Testamentary upon the ESTATE OF MARY LOUISE FORCE, Deceased were granted to the undersigned on the 6th 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 Karen S. Creswell within the time prescribed by law.

My address is J. McNair Dallas Law, PC, 5050 Quorum Drive, Suite 700, Dallas, Texas 75254 Executor of the ESTATE OF MARY LOUISE FORCE Deceased. CAUSE NO. PR-24-03175-2

12/18

Notice to Creditors For THE ESTATE OF ROBERT ARTHUR RALSTON, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ROBERT ARTHUR RALSTON, Deceased were granted to the undersigned on the 18th of November, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to ROLINDA GAIL RALSTON DURAN within the time prescribed by law.

My address is ROLINDA GAIL RALSTON DURAN C/O THE

**LEGAL NOTICES
CONTINUED**

LAW OFFICE OF JEREMY R. CARROLL, PLLC 300 S HULEN ST., STE 124-275, FORT WORTH, TX 76109
Independent Executor of the Estate of ROBERT ARTHUR RALSTON Deceased.
CAUSE NO. PR-24-02987-1

12/18

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of CLARA M. MARCHANT, also known as CLARA MARIE PERKINS MARCHANT, Deceased, were issued on December 4, 2024, in Cause No. PR-23-02964-3, pending in the Probate Court No. 3 of Dallas County, Texas, to Michael D. Marchant.

Claims may be presented in care of the attorney for the Estate addressed as follows:

Michael D. Marchant, Independent Executor Estate of Clara M. Marchant, Deceased

c/o J. Michael Waters, Jr.
Attorney for Applicant

550 Reserve St., Suite 290 Southlake, Texas 76092

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated the 13th day of December, 2024.

DISMUKE & WATERS, P.C.
By: /s/ J. Michael Waters, Jr.
J. Michael Waters, Jr.

TBA #00788626
mwaters@dw-law.com

Christin D. Day
TBA #24097575

cday@dw-law.com
Lisa S. Jones

TBA #24119581

ljones@dw-law.com
550 Reserve Street, Suite 290 Southlake, Texas 76092

(817)749-0317 telephone

(817) 481-0318 fax

ATTORNEYS FOR APPLICANT

12/18

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of JOE F. MARCHANT, also known as JOE FRANKLIN MARCHANT, Deceased, were issued on December 4, 2024, in Cause No. PR-23-02966-3, pending in the Probate Court No. 3 of Dallas County, Texas, to Michael D. Marchant.

Claims may be presented in care of the attorney for the Estate addressed as follows:

Michael D. Marchant, Independent Executor Estate of

Joe F. Marchant, Deceased
c/o J. Michael Waters, Jr.

Attorney for Applicant

550 Reserve St., Suite 290 Southlake, Texas 76092

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated the 13th day of December, 2024.

DISMUKE & WATERS, P.C.
By: /s/ J. Michael Waters, Jr.
J. Michael Waters, Jr.

TBA #00788626
mwaters@dw-law.com

Christin D. Day
TBA #24097575

cday@dw-law.com
Lisa S. Jones

TBA #24119581

ljones@dw-law.com
550 Reserve Street, Suite 290 Southlake, Texas 76092

(817) 749-0317 telephone

(817) 481-0318 fax

ATTORNEYS FOR APPLICANT

12/18

Notice to Creditors For THE ESTATE OF Cary Edison Johnson, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Cary Edison Johnson, Deceased were granted to the undersigned on the 21st 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 Jane Clark, Independent Executor within the time prescribed by law.

My address is 840 S. Carrier Pkwy., Ste.7, Grand Prairie, TX 75051

Administrator of the Estate of Cary Edison Johnson Deceased.

CAUSE NO. PR24-02810-2

12/18

Notice to Creditors For THE ESTATE OF WILLIAM PAUL NEWTON, Deceased

Notice is hereby given that Letters of Administration with Will Annexed upon the Estate of WILLIAM PAUL NEWTON, Deceased were granted to the undersigned on the 6th of November, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Jean Holland Newton within the time prescribed by law.

My address is 3818 Azure Lane, Addison, Texas 75001
Independent Administrator of the Estate of WILLIAM PAUL NEWTON Deceased.
CAUSE NO. PR-23-04397-2

12/18

**PROBATE
CITATIONS**

CITATION BY PUBLICATION

C-1-PB-18-002318

THE STATE OF TEXAS

TO: Robert Franklin Griffith

You are hereby commanded to appear before the Probate Court Number 1 of Travis County, Texas, at the Probate Court 1, Probate Courthouse, 200 West 8th Street, Austin, Texas 78701 on or before 10:00 o'clock a.m. of the Monday next after the expiration of 10 days from the date of service of this citation, by filing a written answer to the REGIONS BANK, AS TRUSTEE OF THE CHARLES G. FORBES AND JEAN WEST FORBES LIVING TRUST'S ORIGINAL PETITION FOR DECLARATORY JUDGMENT filed by Regions Bank in said Court on **November 30, 2018** under **C-1-PB-18-002318** styled **IN THE MATTER OF THE ESTATE OF JEAN WEST FORBES, AND THE CHARLES G. FORBES AND JEAN WEST FORBES LIVING TRUST**, on the Probate Docket of said Court, and a true and correct copy can be obtained from Travis County Clerk.

Said application requests that if this citation is not served within 90 days from date of its issuance, it shall be returned unserved.

Issued and given under my hand and seal of said court at Austin, Texas **on this the 20th day of November, 2024**

DYANA LIMON-MERCADO,
County Clerk
Travis County, Texas
200 W. 8TH Street, Ste. 140
Austin, TX 78701
P.O. Box 149325
Austin, Texas 78714-9325

11/27,12/4,12/11,12/18

CITATIONS BY PUBLICATION

CITATION

BY PUBLICATION

THE STATE OF TEXAS

TO: ELDA REBECA AGUIRRE MARTINEZ RESPONDENT:

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

written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The Petition of **DIANA MARIE TREJO**, Petitioner, was filed in the **301ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 23RD DAY OF AUGUST, 2024**, against **ELDA REBECA AGUIRRE MARTINEZ AND JOSE DENIS MARTINEZ GONZALEZ** Respondent, numbered **DF-24-12293** and entitled "In the Interest of **D.E.M.A.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **D.E.M.A. DOB: APRIL 11, 2014 POB: NOT STATED.**

"The Court has authority in this suit to enter any judgment or decree in the child's (children's) interest which will be binding on you, including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's (children's) adoption."

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 11TH DAY OF DECEMBER, 2024.**

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

12/18

CITATION

BY PUBLICATION

THE STATE OF TEXAS

TO: MICHELLE LEE MCGAUGHY 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 TexasLawHelp.org. The Petition of **JASON A. MCGAUGHY**, Petitioner, was filed in the **301ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 28TH DAY OF OCTOBER, 2024**, against **MICHELLE LEE MCGAUGHY**, Respondent, numbered **DF-24-15652** and entitled "In the Matter of the Marriage of **JASON A. MCGAUGHY** and **MICHELLE LEE MCGAUGHY**" the nature of which suit is a request **FOR DIVORCE**.

as is more fully shown by Petitioner's Petition on file in this suit. The Court has authority in this suit to enter any Judgment of Decree dissolving the marriage and providing for the division of property which will be binding on you.

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

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

Issued and give under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 11TH DAY OF DECEMBER, 2024.**

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

12/18

CITATION

BY PUBLICATION

THE STATE OF TEXAS

TO: TYCHIQUE SHELTON WALKER RESPONDENT:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The Petition of **JASON A. MCGAUGHY**, Petitioner, was filed in the **301ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 28TH DAY OF OCTOBER, 2024**, against **MICHELLE LEE MCGAUGHY**, Respondent, numbered **DF-24-15652** and entitled "In the Matter of the Marriage of **JASON A. MCGAUGHY** and **MICHELLE LEE MCGAUGHY**" the nature of which suit is a request **FOR DIVORCE**.

**LEGAL NOTICES
CONTINUED**

tion 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 **FIRST AMENDED ORIGINAL PETITION FOR DIVORCE** of **MAHOGANY L. CRUZ**, 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 DECEMBER, 2024**, against **TYCHIQUE SHELTON WALKER**, Respondent, numbered. **DF-24-11248** and entitled "In the Matter of the Marriage of **MAHOGANY L. CRUZ** and **TYCHIQUE SHELTON WALKER**" and In the Interest of **A.G.S., Z.A.S., AND P.M.M. MINOR CHILDREN**". The suit requests **A DIVORCE. A.G.S. DOB: FEBRUARY 28, 2012, Z.A.S. DOB: DECEMBER 3, 2013, P.M.M. DOB: NOT STATED; POB'S: NOT STATED.**

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

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas. **ON THIS 10TH DAY OF DECEMBER, 2024.**

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

12/18

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
TO: **YANEISI PENA ROSABAL** RESPONDENT:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of

twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. The **Petition of YOSNELKI RODRIGUEZ**, Petitioner, was filed in the **301ST DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, **ON THIS THE 26TH DAY OF JUNE, 2024**, against **YANEISI PENA ROSABAL**, Respondent, numbered. **DF-24-09278** and entitled "In the Matter of the Marriage of **YOSNELKI RODRIGUEZ** and **YANEISI PENA ROSABAL**" and In the Interest of **Y.R. AND Y.R. CHILDREN**". The suit requests **A DIVORCE. Y.R. DOB: NOVEMBER 29, 2011; Y.R. DOB: JULY 31, 2013; POB'S: NOT STATED.**

as is more fully shown by Petitioner's Petition on file in this suit. The Court has authority in this suit to enter any Judgment of Decree dissolving the marriage and providing for the division of property which will be binding on you.

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS 12TH DAY OF DECEMBER, 2024.**

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

12/18

**CITATION
BY PUBLICATION**
THE STATE OF TEXAS
TO: **A CURRENTLY UNKNOWN MALE** 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-

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 **FIRST AMENDED PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP** of **JESSICA GARCIA AND REYNALDO GARCIA PIZANO**, Petitioner, was filed in the **303RD DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, **ON THIS THE 5TH DAY OF NOVEMBER, 2024**, against **DOMINIQUE SIRENA FENDERSON AND A CURRENTLY UNKNOWN MALE** Respondent, numbered **DF-24-14552** and entitled "In the Interest of **E.S.F. a child (or children)**". The date and place of birth of the child (children) who is (are) the subject of the suit: **REQUESTING THE ESTABLISHMENT OF A PARENT-CHILD RELATIONSHIP, CHILD SUPPORT, CONSERVATORSHIP, AND POSSESSION OF E.S.F. DOB: AUGUST 17, 2023; POB: NOT STATED.**

"The Court has authority in this suit to enter any judgment or decree in the child's (children's) interest which will be binding on you, including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's (children's) adoption."

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 11TH DAY OF DECEMBER, 2024.**

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

By: **SHELIA BRADLEY**,
Deputy

12/18



**END THE STORY
OF HUNGER.**

FEEDINGAMERICA.ORG

