

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

PUBLIC SALES

Sec. 59.042. PROCEDURE FOR SEIZURE AND SALE

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

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

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

SEC. 59.044. NOTICE OF SALE.

(a) The notice advertising the sale must contain:

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

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

In accordance with the Texas property code, Chapter 59, CTR at 5420 Forney Rd, 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 5420 Forney Rd, Dallas on WEDNESDAY, 12/11/24 at 10AM.

A deposit may be required for removal and cleanup.

Names of tenants and general description: 2016 white international trailer

no vin Tenants may redeem their goods for full payment in cash only up to time of auction. Call CTR at 972-777-5050 .

Auctioneer: RENE BATES 10/24/24 & 11/4/24

10/24,11/4

Notice of Public Sale Lockerfox.com

In accordance with the Texas property code, Chapter 59, Freedom Storage - Dallas, 10331 Scyene Rd , Dallas, TX, 75227, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at Lockerfox.com. A \$100 credit card clean up deposit is required. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held online at Lockerfox.com starting on or before Wednesday November 6, 2024 at 10:00 am and bidding will close on or after Wednesday November 13, 2024 at 10:00 am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease:

- Wesley Johnson
Roberto Garcia
Charles Gatewood
Lucero Roman
ROGER ANDRADE
ROGER ANDRADE
Martin Lopez
Linda Gaddis

Tenants may redeem their goods for full payment with a money order or cashier's check only up to time of auction. Call Freedom Storage - Dallas at (972) 922-6371

10/28,11/4

Notice of Public Sale Lockerfox.com

In accordance with the Texas property code, Chapter 59, RightSpace Storage - Mesquite, 502 W Kearney St. , Mesquite, TX, 75149, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at Lockerfox.com. A \$100 credit card clean up deposit is required. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held online at Lockerfox.com starting on or before Wednesday November 6, 2024 at 10:00 am and bidding will close on or after Wednesday November 13, 2024 at 10:00

am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease:

- Sacoya Davis
Jorge Torres
Emily Silva
Ranitta Bowman
Elijah Marks
Denise Brewer
Marie Sandoval
Gabriel Rosales

Tenants may redeem their goods for full payment with a money order or cashier's check only up to time of auction. Call RightSpace Storage - Mesquite at (945) 225-0402

10/28,11/4

NOTICE OF PUBLIC SALE

In accordance with the provisions of Chapter 59 of the Texas Property Code, a public sale will occur to satisfy a landlord's lien. The sale will take place online at www.self-storageauction.com. for the following locations. Bidding will open on or before Wednesday November 06, 2024 at 8:00 pm and conclude on or after Wednesday November 13, 2024 at 8:00 pm. Cleanup deposit is required. The seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to highest bidder. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease:

- Location 1: Storage Star Irving, 550 N O'Connor, Irving, TX, 75061
Amanda Garcia
Jorge Amaro Gaytan
Patricia Espita
Marcus Myers
Genoveva Lopez
Location 2: Storage Star Oak Cliff, 3636 S. Tyler Street, Dallas , TX, 75224.
Eddie Gates
Armandina Espinoza
Eddie James Gates
Blanca Barcnas
Jimmy W Harris
Christilis Thompson
Jimmy W Harris
Antonio Marsh
Armandina Espinoza
Reva Jones
Location 3: Storage Star Forest Lane, 2812 Forest Lane, Dallas, TX, 75234
Claudia Aranda
Tara Kirby
Rodrigo Lopez
Barby De Lion

Tara Kirby
Tara Kirby
Guadalupe Garcia
Cameron Aiton

10/28,11/4

Compass Self Storage
4330 South State Highway
360
Grand Prairie, TX 75052
214-235-0623

Dear 5109 Phillips, Charlse 3012 Cunningham, Jerrell 5022 Hill, Tieshea 5306 Lewis, Joanna 5513 Styles, Incredible 7009 Hunter, Sheree 5525 Blackmon, Mark 1313 Hill, Sylvester 7201 Lewis, Cera 4002 Jenkins, Sherice 7540 Wimbley, Tatiana 6011 Williams Jr, David 9114 Morrison , Brianna 7504 Cruz, Armando

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.self-storageauction.com, 11/12/24, ending at 3:30 pm.

10/28,11/4

Online Auction Ad

In accordance with the provisions of Chapter 59 of the Texas Property Code, METROPLEX SELF STORAGE 5 will conduct an online auction to satisfy a landlord's lien. Sale to be held online at StorageTreasures.com on November 18th, 2024 at 10:00 a.m. to November 25th, 2024 at 10:00 a.m. Sale will be for CASH ONLY. Sales will be awarded to the highest bid on the entire contents of each unit. All SALES ARE FINAL. A cleaning deposit is required. Successful bidders will remove contents within 72 hours of purchase. METROPLEX SELF STORAGE 5 reserves the right to withdraw any unit or part thereof from sale or reject any and all bids. Property includes the contents of spaces of the following tenant/tenants:

- 1. Fernando Balderas - Clothing, Misc.
2. Aurora Campos - House-

hold Items, Car parts, Misc.

11/4,11/11

Notice of Self Storage Sale

Please take notice Storage-Home located at 407 Thorne St/4900 IH-45 N Wilmer TX 75172 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.lockerfox.com on 11/21/2024 at 12:30PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Clayton Walton; Sergio Jr Rocha; Karen Plunk; Tim Danker; Jay Foster; Tatyana Williams; Anthony Acosta; Cheniya Ballard; Jeramie Jones; Antonio Emory. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

11/4,11/11

In accordance with the Texas property code, Chapter 59, My Place Self Storage Dallas at 6434 Maple Ave , Dallas TX 75235 , 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 6434 Maple Ave , Dallas TX 75235 on 11/22/2024, 11/22/2024 at 10:00am.

A deposit may be required for removal and cleanup.

Names of tenants and general description: NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to satisfy a landlord's lien imposed on said property under The Self-Service Storage Act. The undersigned will sell at a public sale by competitive bidding on November 22, 2024, at 10:00 AM on storage-treasures.com. Said property is MyPlace Self Storage, 6434 Maple Ave, Dallas TX 75235 Roneisha Tolbert, Bridgette Gonzales, Joe Sanchez, Victor Lefave, Juliette Colbert, Otasowie Iyekekpolor. The units contain household and business items such as cloth-

**LEGAL NOTICES**  
*CONTINUED*

ing, furniture, boxes, collectables etc.

Purchases must be paid for at the time of purchase by Debit or Credit per facility policy. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party.

Tenants may redeem their goods for full payment in cash only up to time of auction. Call My Place Self Storage Dallas at 214-956-7000 or 469-430-2989 .

Auctioneer:

Storage Treasures

11/04/2024 & 11/11/2024

11/4, 11/11

**ABANDONED VEHICLES**

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

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**

10/10/24 682237 2014 Nissan Altima AM28123 1N4AL3APXEC155935 \$783.19

11/4

**United Tows L.L.C  
7054 S. CENTRAL EXPRWY-DALLAS TX 75216  
OFFICE: 214-309-9100  
TEXAS DEPARTMENT OF LICENSING AND REGULATION  
STORAGE FACILITY LICENSE NUMBER #  
0572743VSF  
www.tdlr.texas.gov**

**Failure of the owner or lienholder to pay all towing, preservation, notification, storage fees and reclaim their vehicle listed below is a waiver by that party of all right(s), title(s), and interest in the vehicle and constitutes a consent to the sale of the vehicle at public auction.**

**VEHICLES CAN BE RECLAIMED 24/7**

**1st Notice:** ABANDON VEHICLES TO BE SOLD IN 45 DAYS FROM THE DATE OF THIS NOTICE AT:

7203 S CENTRAL EXPRWY DALLAS TX, 75216. TOW FEE \$272.00, NOTIFICATION FEE \$50.00, IMPOUNDMENT FEE \$22.85, A DAILY STORAGE CHARGE OF \$22.85 A DAY, PLUS SALES TAX.

CAR#, MAKE, MODEL, YR, VIN, TOTAL CHARGES, DATE TOWED.

262364 Other Storage Container \$443.79 10/29/2024

262365 Other Storage Container \$443.79 10/29/2024

11/4

**BID NOTICES**

**CITY OF GARLAND**

The City of Garland is accepting bids for **Bid 0135-25 Garland's Big Hat**. Bid documents are available at [garlandtx.ionwave.net](http://garlandtx.ionwave.net) or by calling 972-205-2415. Public bid opening: November 12, 2024, 3:00 pm CST at 200 North Fifth St. Garland, TX 75040.

10/28,11/4

**DCPCMUD Dallas, Texas DCPCMUD FILTER GALLERY PIPING IMPROVEMENTS ADVERTISEMENT FOR BIDS**

The project shall be advertised for sealed bids online and as follows through the Daily Commercial Record Publication:

- 1<sup>ST</sup> ADVERTISEMENT: OCTOBER 28, 2024
- 2<sup>ND</sup> ADVERTISEMENT: NOVEMBER 4, 2024
- 3<sup>RD</sup> ADVERTISEMENT: NOVEMBER 11, 2024

Sealed proposals shall be addressed to:

**HECTOR ORTIZ  
GENERAL MANAGER  
DCPCMUD**

Sealed bids for **DCPCMUD FILTER GALLERY PIPING IMPROVEMENTS**, to be constructed for **DCPCMUD** will be received at the office of the **DCPCMUD** and addressed to **1811 Regal Row, Dallas, TX 75235** until **1:00 PM on THURSDAY, NOVEMBER 14, 2024** at which time the bids

shall be publicly opened and read aloud.

An **OPTIONAL** (non-mandatory) Pre-Bid Conference will be held on **9:00 AM on THURSDAY, NOVEMBER 7, 2024** at the **DALLAS COUNTY PARK CITIES MUNICIPAL UTILITY DISTRICT main office at 1811 Regal Row, Dallas, TX 75235**.

The Project consists of the following: the replacement of exposed 24-inch filter influent and filter-to-waste piping, re-coating existing filter gallery piping, installing new filter gallery valves, and misc. structural improvements.

Bids will be received for a single prime contract. Bids shall be on a lump sum basis, as indicated in the Bid Form.

Digital copies of the bid documents are available at <https://www.civcastusa.com/> by searching for this project. Addendums to the bid package will be issued through Civcast and Bidders are responsible for downloading each addenda and acknowledging receipt in Article 3.01 of the Bid Form for verification. This project will also be advertised through the Daily Commercial Record on the dates listed above.

Bidders are required to summarize similar project experience in a tabular format. Previous experience with DCPCMUD shall be included in this summary. Recent experience summary shall be included with each bid.

Bidders are required to disclose ongoing or previous litigation history with utilities in Texas over the last 10 years. If the bidder has no ongoing or previous litigation with Texas utilities, then a statement documenting this shall be included with each bid.

Bids shall be accompanied by a cashier's or certified check upon a national or state bank in an amount of five percent (5%) of the total maximum bid price payable without recourse to the Owner, or a bid bond in the same amount from a reliable surety company, as a guarantee that the Bidder will enter into a contract and execute performance and payment bonds within fifteen (15) days after notice of award of Contract to him. Such bid guarantee shall be made payable to **DCPCMUD**.

The successful bidder must furnish a performance and payment bond upon the form provided in the amount of one hundred per cent (100%) of the contract price from an approved surety company holding a permit from the State of Texas to act as surety, or other surety or sureties ac-

ceptable to the Owner.

Bids must remain in effect for **60** days after the bid opening date. Within **60** days from the bid date, the Owner may award the contract to the lowest responsive, responsible bidder or reject any or all bids for the project.

The **DCPCMUD** reserves the right to reject any or all bids, to waive irregularities in the bids and bidding deemed to be in the best interests of the **DCPCMUD**, and to reject non-conforming, nonresponsive, or conditional bids.

10/28,11/4,11/11

**GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT**

**Notice to Bidders**

The Grand Prairie Independent School District will accept proposals for:

**RFP #24-07 Grand Prairie Fine Arts Academy Gym RTU Replacement**

The deadline for this RFP is **Thursday, November 14, 2024, at 11:00 a.m. (CST)**. Prospective bidders may secure further information and specifications by visiting the following WEB site: <https://www.gpisd.org/Page/46868>

All responses will need to be completed and submitted in the GPISD Ionwave E-bid System.

GPISD reserves the right to reject all RFP's/BID's and to waive all formalities.

11/1,11/4

**GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT**

**Notice to Bidders**

The Grand Prairie Independent School District will accept proposals for:

**RFP #24-06 Exterior/Interior Door and Hardware Replacement**

The deadline for this RFP is **Thursday, November 14, 2024, at 10:30 a.m. (CST)**.

**Pre-Proposal Conference on Wednesday, November 6, 2024, at 9:30 a.m. (CST)**.

**Location: Gentry Long Service Center  
514 Skyline Rd., Grand Prairie, TX 75051**

Prospective bidders may secure further information and specifications by visiting the following WEB site: <https://www.gpisd.org/Page/46868>

All responses will need to be completed and submitted in the GPISD Ionwave E-bid System.

GPISD reserves the right to reject all RFP's/BID's and to waive all formalities.

11/1,11/4

**GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT**

**Notice to Bidders**

The Grand Prairie Independent School District will accept proposals for:

**RFP #24-05 Fence Replacement for Various Schools**

The deadline for this RFP is **Thursday, November 14, 2024, at 10:00 a.m. (CST)**.

**Pre-Proposal Conference on Thursday, November 7, 2024, at 9:30 a.m. (CST)**.

**Location: Gentry Long Service Center  
514 Skyline Rd., Grand Prairie, TX 75051**

Prospective bidders may secure further information and specifications by visiting the following WEB site: <https://www.gpisd.org/Page/46868>

All responses will need to be completed and submitted in the GPISD Ionwave E-bid System.

GPISD reserves the right to reject all RFP's/BID's and to waive all formalities.

11/1,11/4

**PUBLIC NOTICES**

**CITY OF MESQUITE**

**Notice of Intent to Request Release of Funds**

On or about November 14, 2024, the City of Mesquite will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake a project known as the Tiered Single-Family Housing Rehabilitation (\$571,944.00). The housing rehabilitation program provides up to \$35,000.00 in assistance to repair or replace eligible items to meet local building codes and Housing Quality Standards. Beneficiaries are low-moderate income qualifying households in the City of Mesquite.

The activities proposed are Categorically Excluded under HUD regulations at 24 CFR Part 58 from National Environ-

**LEGAL NOTICES  
CONTINUED**

mental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for these projects, and more fully describes the tiered review process cited above, is on file at the City of Mesquite Housing and Community Services Department, 1616 N. Galloway, Mesquite, TX 75149, and may be examined or copied weekdays 8a.m. to 5 p.m.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments to the City of Mesquite CDBG office. All comments received by November 14, 2024 will be considered by the City of Mesquite prior to authorizing submission of request for release of funds.

**RELEASE OF FUNDS**

The City of Mesquite certifies to HUD that Jonna Floyd in her capacity as Manager of Housing and CDBG consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Mesquite to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will consider objections to its release of funds and the City of Mesquite's certification received by November 14, 2024 or for a period of seven days following its actual receipt of the request (whichever is later) only if they are one of the following bases: (a) the certification was not executed by Certifying Officer of the City of Mesquite; (b) the City of Mesquite has omitted a step or failed to make a decision or funding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD at:

U.S. Department of Housing and Urban Development  
Fort Worth Regional Office  
Community Planning and Development  
307 W. 7th St. Suite 1000  
Fort Worth, TX 76102  
Potential objectors should contact HUD to verify the actual last day of the objection period.  
Jonna Floyd  
Certifying Officer  
Manger of Housing and CDBG  
City of Mesquite

11/4

**NOTICE TO PUBLIC MEETING TO DISCUSS FIRST RATING** (Financial Integrity Rating System of Texas) for UME Preparatory Academy - UME Preparatory Academy will hold a public meeting at 06:00 pm, November 19th, 2024, at 3838 Spur 408, Dallas, Texas, 75236

11/4

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

**Application has been made with the Texas Alcoholic Beverage Commission for a mixed beverage permit w/ food & beverage certificate by Mamani, LLC dba Mamani, to be located at 2681 Howell Street, Suite BU4, Dallas, Dallas County, Texas. Managers of said LLC are Brandon Cohanim and Henry Cohanim.**

11/4,11/5

**NOTICE TO CREDITORS**

**Notice to Creditors For THE ESTATE OF CHARLES MICHAEL HUDNALL, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of CHARLES MICHAEL HUDNALL, Deceased were granted to the

undersigned on the 14TH of OCTOBER, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to BEVERLY HUDNALL KAY within the time prescribed by law.  
My address is 407 Glennwood Lane  
Irvington, Virginia 22480  
Administrator of the Estate of CHARLES MICHAEL HUDNALL Deceased.  
CAUSE NO. PR-24-02272-3

11/4

**Notice to Creditors For THE ESTATE OF Elizabeth Masek, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Elizabeth Masek, Deceased were granted to the undersigned on the 31st of January, 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 George Masek/co Eric J. Smith within the time prescribed by law.  
My address is 123 west main street  
stu 202  
Grand Prairie Texas, 75050  
Executor of the Estate of Elizabeth Masek Deceased.  
CAUSE NO. PR-23-03706-2

11/4

**Notice to Creditors For THE ESTATE OF Gloria Mitchell Harr, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Gloria Mitchell Harr, Deceased were granted to the undersigned on the 9th of October, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Billy David Mitchell within the time prescribed by law.  
My address is 7636 Parkview Drive, Watauga, Texas 76148  
Administrator of the Estate of Gloria Mitchell Harr Deceased.  
CAUSE NO. PR23-04035-2

11/4

**Notice to Creditors For THE ESTATE OF ROSEMARY HELEN PISECCO, Deceased**

Notice is hereby given that Original Letters Testamentary upon the Estate of ROSEMARY HELEN PISECCO, Deceased were granted to the undersigned on the 28th of October, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having

claims against said estate are hereby required to present the same to Joseph Francis Pisecco, c/o Jason T. McCuis-ton, Plunk Smith, PLLC within the time prescribed by law.  
My address is Joseph Francis Pisecco, c/o Jason T. McCuis-ton, Plunk Smith, PLLC, 2801 Network Boulevard, Suite 300, Frisco, Texas 75034  
Independent Executor of the Estate of ROSEMARY HELEN PISECCO Deceased.  
CAUSE NO. PR-24-03043-3

11/4

**Notice to Creditors For THE ESTATE OF ROBERT A. MONTGOMERY, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of ROBERT A. MONTGOMERY, Deceased were granted to the undersigned on the 30TH of OCTOBER, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to THE NORTHERN TRUST COMPANY, SUCCESSOR BY MERGER TO NORTHERN TRUST BANK OF TEXAS, N.A. within the time prescribed by law.  
My address is c/o Wolfish & Associates, P.C.  
16475 Dallas Pkwy Ste 395  
Addison, Texas 75001  
Independent Executor of the Estate of ROBERT A. MONTGOMERY Deceased.  
CAUSE NO. PR-24-03143-3

11/4

**Notice to Creditors For THE ESTATE OF Richard Kyle Ragan, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Richard Kyle Ragan, Deceased were granted to the undersigned on the 11th of October, 2024 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Ronald W. Ragan within the time prescribed by law.  
My address is 510 Hyde Park Drive, Tyler, Texas 75701  
Independent Executor of the Estate of Richard Kyle Ragan Deceased.  
CAUSE NO. PR-24-02981-1

11/4

**Notice to Creditors For THE ESTATE OF Lois Ann Cleveland, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Lois Ann Cleveland, Deceased were granted to the undersigned on the 17th 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 Gaye Ann Walker within the time prescribed by law.  
My address is 668 Evergreen Lane, New Braunfels, Texas 78130  
Independent Executor of the Estate of Lois Ann Cleveland Deceased.  
CAUSE NO. PR-24-02717-2

11/4

**Notice to Creditors For THE ESTATE OF Lee Roy Rosenberg, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Lee Roy Rosenberg, Deceased were granted to the undersigned on the 23rd of September, 2024 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Janet Louise Rosenberg within the time prescribed by law.  
My address is c/o Elliott E. Burdette  
Glast, Phillips & Murray, PC  
14801 Quorum Drive, Suite 500  
Dallas, Texas 75254  
Independent Executor of the Estate of Lee Roy Rosenberg Deceased.  
CAUSE NO. PR-24-01985-3

11/4

**Notice to Creditors For THE ESTATE OF Jennifer N. Waddell, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Jennifer N. Waddell, Deceased were granted to the undersigned on the 30th of October, 2024 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Anne N. Todd within the time prescribed by law.  
My address is c/o Savannah R. Griffith, Resident Agent for Executor, 210 N. Main St., Duncanville, Texas 75116  
Independent Executor of the Estate of Jennifer N. Waddell Deceased.  
CAUSE NO. PR-24-03116-2

11/4



**LEGAL NOTICES  
CONTINUED**

**CAUSE NO.  
PR-24-02850-2  
ESTATE OF HERBERT L.  
STEINBACH, JR.  
DECEASED  
IN PROBATE COURT  
NO. 2 OF  
DALLAS COUNTY, TEXAS  
NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of Herbert L. Steinbach, Jr., Deceased, were issued on October 29, 2024, in Cause No. PR-24-02850-2, pending in Probate Court No. 2 of Dallas County, Texas, to: Sandra C. Steinbach.

The residence of Sandra C. Steinbach is Dallas, Dallas County, Texas. The post office address is:

Sandra C. Steinbach  
c/o Keith V. Novick  
2021 McKinney Avenue,  
Suite 1600  
Dallas, Texas 75201

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

DATED the 1<sup>st</sup> day of November, 2024.  
Sandra C. Steinbach  
Independent Executor of the Estate of Herbert L. Steinbach, Jr.,

Deceased  
FOLEY & LARDNER LLP  
By: /s/ Keith V. Novick  
Keith V. Novick  
State Bar No. 15121100  
knovick@foley.com (e-mail)  
Nicholas A. Chamis  
State Bar No. 24110608  
nchamis@foley.com (e-mail)  
2021 McKinney Avenue, Suite 1600

Dallas, Texas 75201  
(214) 999-4238 (telephone)  
(214) 999-4667 (teletype)  
ATTORNEYS FOR THE INDEPENDENT EXECUTOR

11/4

**CAUSE NO.  
PR-24-03037-1  
ESTATE OF MARYKUTTY  
PAPPACHEN DECEASED  
IN PROBATE COURT  
NO. 1 OF  
DALLAS COUNTY, TEXAS  
NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of Marykutty Pappachen, Deceased, were issued on October 31, 2024, in Cause No. PR-24-03037-1, pending in Probate Court No. 1 of Dallas County, Texas, to: James Pappachen.

The residence of James Pappachen is Garland, Dallas

County, Texas. The post office address is:

James Pappachen  
c/o Keith V. Novick  
2021 McKinney Avenue,  
Suite 1600  
Dallas, Texas 75201

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

DATED the 1<sup>st</sup> day of November, 2024.  
James Pappachen  
Independent Executor of the Estate of Marykutty Pappachen, Deceased

FOLEY & LARDNER LLP  
By: /s/ Keith V. Novick  
Keith V. Novick  
State Bar No. 15121100  
knovick@foley.com (e-mail)  
Nicholas A. Chamis  
State Bar No. 24110608  
nchamis@foley.com (e-mail)  
2021 McKinney Avenue, Suite 1600

Dallas, Texas 75201  
(214) 999-4238 (telephone)  
(214) 999-4667 (teletype)  
ATTORNEYS FOR THE INDEPENDENT EXECUTOR

11/4

**NOTICE TO ALL PERSONS  
HAVING CLAIMS AGAINST  
THE ESTATE OF CLARA B.  
BEACH, DECEASED**

Notice is hereby given that original Letters Testamentary for the Estate of CLARA B. BEACH, deceased (the "Estate"), were issued on the 23rd day of October, 2024, in Cause No. PR-24-03135-3, pending in Probate Court No. 3 of Dallas County, Texas, to BRENDA BEACH WHITE, who is the Independent Executor of the Estate.

The mailing address of the Independent Executor, BRENDA BEACH WHITE, and the address to which claims against the Estate should be presented, is 3015 Hanover Street, Dallas, Texas 75225.

All persons having claims against the Estate, which is currently being administered, are required to present such claims within the time and in the manner that is prescribed by law. All such claims should be addressed in care of BRENDA BEACH WHITE, Independent Executor, Estate of CLARA B. BEACH, and may be presented or mailed to the following address: 3015 Hanover Street, Dallas, Texas 75225.

Dated on the 24th day of October, 2024.  
BRENDA BEACH WHITE, Independent Executor  
Respectfully submitted,

/s/ Marc F. Vilfordi  
MARC F. VILFORDI  
State Bar No. 20581100  
Attorney for the Estate  
8117 Preston Road, Suite No. 300  
Dallas, Texas 75225-6347  
(214) 890-9282 (telephone)  
(214) 696-5971 (facsimile)  
marc@vilfordi.com

11/4

**NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the Estate of Robert W. Strauss, Deceased, were issued on October 9, 2024, under Cause No. PR-24-02288-3, pending in the Probate Court No. 3 of Dallas County, Texas, to: Beverly Strauss, Independent Executor of the Estate of Robert W. Strauss, Deceased.

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.

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

Representative, Estate of Robert W. Strauss, Deceased  
c/o Kimberly A. Ford  
CLARK HILL PLC  
2301 Broadway

San Antonio, Texas 78215  
Dated this 31st day of October, 2024.

/s/Kimberly A. Ford  
KIMBERLY A. FORD  
Attorney for Beverly Strauss,  
Independent Executor of the Estate of Robert W. Strauss, Deceased

11/4

**PROBATE  
CITATIONS**

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-23-01228-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF John Charles Springer, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, November 18, 2024, to answer the Amended Application For Probate Of A, Copy**

**Of The Will (The Original Which Cannot Be Produced In Court) And Issuance Of Letters Testamentary filed by Micah Eriel Nisley, on the June 14, 2024, in the matter of the Estate of: John Charles Springer, Deceased, No. PR-23-01228-2, and alleging in substance as follows:**

**Applicant alleges that the decedent died on December 26, 2022, in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of John Charles Springer, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, October 30, 2024  
*JOHN F. WARREN*, County Clerk  
Dallas County, Texas  
By: Alante Williams, Deputy

11/4

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-24-03671-2**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Arthur Cole Stephens, Jr, Deceased**, are cited to be and appear before the Probate Court No. 2 of Dallas County, Texas at the Renaissance Tower, in the City of Dallas, on the first Monday after service hereof is perfected, to wit: **Monday, November 18, 2024, to answer the Application For Probate As Court Created Independent Administration, And For The Determination Of Heirship Of Decedent's Estate, And For Issuance Of Letters Of Administration, Pursuant To Section 401.003 Of The Texas Estates Code filed by Charlotte C. Stephens, on the October 30, 2024, in the matter of the Estate of: Arthur Cole Stephens, Jr, Deceased, No. PR-24-03671-2, and alleging in substance as follows:**

**Applicant alleges that the decedent died on August 21, 2024 in Dallas, Dallas County, Texas, and prays that the Court hear evidence sufficient to determine who are the heirs of Arthur Cole Stephens, Jr, Deceased.**

Given under my hand and seal of said Court, in the City of Dallas, October 31, 2024  
*JOHN F. WARREN*, County Clerk  
Dallas County, Texas  
By: Kristian Macon, Deputy

11/4

**CITATIONS BY  
PUBLICATION**

**CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
ENRIQUE PEREZ 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 9TH DAY OF DECEMBER, 2024**, 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 TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 8TH DAY OF APRIL, 2024, in this cause, numbered **DC-24-05195** on the docket of said Court, and styled: **ONCOR ELECTRIC DELIVERY COMPANY LLC, Petitioner vs. ENRIQUE PEREZ AND JOHN DOE** Respondent. A brief statement of the nature of this suit is as follows: **PLAINTIFF ONCOR ELECTRIC DELIVERY COMPANY LLC FILED ITS ORIGINAL PETITION AGAINST DEFENDANT ENRIQUE PEREZ ON APRIL 8, 2024, FOR DAMAGES TOTALING \$23,107.30. INITIAL DAMAGES OCCURRED ON APRIL 17, 2022, WHEN DEFENDANT ENRIQUE PEREZ, LOST CONTROL, AND COLLIDED WITH ONCOR'S PROPERTY, CAUSING EXTENSIVE DAMAGE.**

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

LEGAL NOTICES  
CONTINUED

cute 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 23RD DAY OF OCTOBER, 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

10/28,11/4,11/11,11/18

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
**LE TURNER AND ALL OTHERS** 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 **9TH DAY OF DECEMBER, 2024,** at or before ten o'clock A.M. before the Honorable **298TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 26TH DAY OF JULY, 2024, in this cause, numbered **DC-24-11317** on the docket of said Court, and styled: **BILLIE J MITCHELL,** Petitioner vs. **LE TURNER AND ALL OTHERS** Respondent. A brief statement of the nature of this suit is as follows: **SUIT HAS BEEN FILED BY BILLIE J MITCHELL FOR TRESPASS TO TRY TITLE, DECLARATORY JUDGMENT, AND TO QUIET TITLE TO PROPERTY LOCATED AT 4036 SILVERHILL DRIVE, DALLAS, DALLAS COUNTY, TX, OTHERWISE DESCRIBED AS: "ALL THE CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING A PART OF THE LEVI DIXON SUR-**

VEY, ABSTRACT #380, BEGINNING AT A POINT FOR CORNER ON THE SOUTH-EASTERLY LINE OF THE C. E. KING 9.1 ACRE TRACT IN SAID SURVEY, BEING ALSO THE SOUTHEASTERLY LINE OF THE A. L. MC-CRACKEN TRACT AND LOCATED A DISTANCE OF 189 FEET SOUTH 59 DEG. 45' WEST FROM THE EAST CORNER THEREOF; THENCE SOUTH 59 DEG. 45' WEST 63 FEET; THENCE NORTH 31 DEG. 15' WEST A DISTANCE OF 140 FEET TO POINT FOR CORNER ON THE CENTER LINE OF SILVER HILL DRIVE; THENCE NORTH 59 DEG 45' EAST 63 FEET TO POINT FOR CORNER. THENCE 31 DEG. 15' EAST 140 FEET TO PLACE OF BEGINNING. SA VE AND EXCEPT ANY PART USED FOR ROAD PURPOSES."

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 23RD DAY OF OCTOBER, 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

10/28,11/4,11/11,11/18

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
**THE UNKNOWN HEIRS AT LAW OF CHARLES W. TAYLOR IN REM ONLY** 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 **9TH DAY OF DECEMBER, 2024,** at or before ten o'clock A.M. before the Honorable **160TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be

taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, ON THIS THE 26TH DAY OF JULY, 2024, in this cause, numbered **DC-24-11590** on the docket of said Court, and styled: **MCLP ASSET COMPANY, INC. ITS SUCCESSORS AND THROUGH ITS MORTGAGE SERVICER, SHELLPOINT MORTGAGE SERVICING,** Petitioner vs. **THE UNKNOWN HEIRS AT LAW OF CHARLES W. TAYLOR. IN REM ONLY, AND PEARLINE TAYLOR, IN REM ONLY** Respondent. A brief statement of the nature of this suit is as follows:

**"PLAINTIFF IS SEEKING A JUDICIAL DECLARATION THAT, AS RECOURSE FOR DEFAULT UNDER THAT ONE CERTAIN VOLUNTARY SECURITY INSTRUMENT, IT MAY PROCEED IN ACCORDANCE WITH THE TERMS OF SUCH SECURITY INSTRUMENT AND THE TEXAS PROPERTY CODE WITH THE NON-JUDICIAL FORECLOSURE OF THAT CERTAIN PROPERTY, TO WIT: LEGAL DESCRIPTION: BEING LOT 44 IN BLOCK 15/5975, REPLAT OF ALL OF BLOCK 17 AND ALL OF BLOCK 18; LOTS L TO 17 INCLUSIVE AND LOTS 24 TO 43 INCLUSIVE IN BLOCK L6 AND LOTS 34 TO 53 INCLUSIVE IN BLOCK 15, WYNNEWOOD ADDITION, SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 16, DALLAS COUNTY, TEXAS.**

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

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

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

Issued and given under my hand and seal of said Court at Dallas, Texas **ON THIS THE 23RD DAY OF OCTOBER, 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

10/28,11/4,11/11,11/18

**DISTRICT COURT CLARK COUNTY, NEVADA VERNON AND PAULA RETTIG, individuals, Plaintiff,**

**vs. SHAHAR OHAYON, an individual, MAX PLUMBING, LLC, a Nevada limited liability company; MAX PLUMBING WINDY CITY LLC, a Delaware limited liability company; SERVCO INC. D/B/A MAX PLUMBING AND AIR CONDITIONING, a Nevada corporation, TPH MAX PLUMBING LLC, a Delaware limited liability company, and DOE INDIVIDUALS I-X; and ROE ENTITIES 1-10, inclusive, Defendants.**

**CASE NO.: A-24-893605-C DEPT. NO. : SUMMONS**

**NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 21 DAYS. READ THE INFORMATION BELOW.**

TO THE DEFENDANT(S): A civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint.

**SHAHAR OHAYON**

1. If you intend to defend this lawsuit, within 21 days after this Summons is served on you, exclusive of the day of service, you must do the following:

a. File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.

b. Serve a copy of your response upon the attorney whose name and address is shown below.

2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.

3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission

members and legislators, each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.

**STEVEN GRIERSON CLERK OF COURT**

By: **s/Deputy Clerk 5/23/2024**  
Deputy Clerk Date  
Regional Justice Center  
200 Lewis Avenue  
Las Vegas, NV 89155  
PEEL BRIMLEY LLP  
**/s/ Cary Domina**  
CARY B. DOMINA, ESQ.  
Nevada Bar No. 10567  
3333 E. Serene Ave, Suite 200  
Henderson, NV 89074  
Telephone: (702) 990-7272  
cdomina@peelbrimley.com  
Attorneys for Vernon and Paula Rettig

11/4,11/11,11/18,11/25

**SAFE STORAGE SAVES LIVES**

Help prevent gun suicide

1. If you intend to defend this lawsuit, within 21 days after this Summons is served on you, exclusive of the day of service, you must do the following:

a. File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.

b. Serve a copy of your response upon the attorney whose name and address is shown below.

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3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission

**EXPLORE STORIES**

END FAMILY FIRE | ad COUNCIL | BRADY