

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

**PUBLIC SALES**

**Sec. 59.042. PROCEDURE FOR SEIZURE AND SALE**

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

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

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

**SEC. 59.044. NOTICE OF SALE.**

(a) The notice advertising the sale must contain:

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

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

**Notice 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 16th day of December, 2022 at 10:00 AM. Property will be sold to highest bidder for cash. Property must be removed within 72 hours. Seller reserves the right to reject any bid and withdraw property from a sale. Bidding takes place on Lockerfox.com. Said property is Store Space Oak Cliff, 3316 Hansboro Avenue, Dallas, TX, 75233 **Crawford, Greta 00229 MA-**

TRESS, BAGS, FURNITURE. **Warren, Martavia 00181** furniture, work out equipment, deep freezer. **Mendoza, Antonio 00015** CAR PARTS, DOORS ,MOTOR WELDING TANK , BAGS.

11/30,12/7

**Notice Of Sale**

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11/30,12/7

**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 December 14th, 2022 at 10:00 a.m. to December 21st, 2022 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 \$100 clean up 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. **Unit #63 – 6x10 – Silvia Lopez –Pressure Washer, Propane Tank, Barrels, Ladder, Misc.**
- 2. **Unit#127 – 10x10 – Cyrus Gakuo – Box Spring & Mattress, Table stand w/Glass, TV, Water Dispenser, Misc.**
- 3. **Unit#231 – Salvador Ojeda Lopez – Construction Items, Large Safe, Shelves, Misc.**
- 4. **Unit#307 – Ryan Torres – Baby Mattresses, Toy Chest,**

**Bins, Bags, Boxes, Misc.**

11/30,12/7

**NOTICE OF PUBLIC SALE:**

Self-storage contents of the following customers containing household and other goods, PUBLIC NOTICE ONLY, VEHICLE NOT FOR SALE – TO BE TOWED, NO TITLE TO CONVEY will be sold for cash by CubeSmart to satisfy a lien on **12/22/2022** at CubeSmart #5402, 5505 Maple Ave Dallas, TX. 75235 at approx. 10:30AM at [www.storage treasures.com](http://www.storage treasures.com): **Kimberly Sexton, Donnie Davis, Robert Moake, Debra Vaughn, James Oladipo, Felicia Harris, Oluwatobi Ogundele, Emma Kay Groce, Nicole White, Angelica Lapage Tilley, Cassie Howard, Destinii Washington, Danton Swann, Devon Allamly, Michael Ojetoeye, Teonna Colbert, Jordan Owens, Mark S Church, Da-Monique Mcpeters, Jaime Davis, Antory Cooper, Kevine-tria Jenkins, Ilona Scheel, Kenneth Crawford, Lucilbaines Yin, Thomas Baker, Tommy Eason III, Stephanie Ketchum, Christopher Boyd, Charlotte North, Jamie Hampton, Timothy Husted, Charlie Cook, Johnny V Bell, Miguel Quintero, George Iarmouth, Robert Smith, Penny L. Raney, Gretchen Champion, James Duncan, Hayden Davis, Cedric Johnson.**

12/7,12/14

Pursuant to Chapter 59, Texas Property Code, Advantage Storage, which is located at 7301 Lakeview Pkwy, Rowlett TX 75088 will hold a public auction of property being sold to satisfy a landlord's lien online at [www.StorageTreasures.com](http://www.StorageTreasures.com). The auction will end on or around 11:00 am on (12/22/2022). 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 Aurease Bradshaw: Furniture, Painting tools, Mirrors, Chairs, Misc. Boxes, Bedding, Books, Silverware hutch. Contact Advantage Storage @ 469-814-0975.

12/7,12/14



**ABANDONED VEHICLES**

**ABANDONED VEHICLES**

In compliance with the Transportation Code 683.031; if you have legal ownership on the following vehicles, please contact MESQUITE AUTO IMPOUND, VSF#0655233VSF, at 972.288.1475, located at 2443 Franklin Dr. Mesquite, TX 75150, to reclaim the vehicle by paying all accrued charges. Failure to reclaim the vehicle is a waiver of all rights, title, and interest in the vehicle and personal property and a consent to sell the vehicle at public sale and right to dispose of the vehicle. ([www.tdlr.texas.gov](http://www.tdlr.texas.gov)) **YR MAKE MODEL VIN (State) 2018 INTERNATIONAL L T 6 2 5 , 3HSDZAPR1JN532746 – (CO)**

12/7

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

**12/05/2022**

**1st Notice: ABANDON VEHICLES TO BE SOLD IN 45 DAYS FROM THE DATE OF THIS NOTICE AT: 8825 S CENTRAL EXPRWY DALLAS TX, 75216. TOW FEE \$121.00, NOTIFICATION FEE \$50.00, IMPOUNDMENT FEE \$21.03, A DAILY STORAGE CHARGE OF \$21.03 A DAY, PLUS SALES TAX. CAR#, MAKE, MODEL, YR, VIN, TOTAL CHARGES, DATE TOWED, 239174 Homemade Trailer Black \$328.62 11/30/2022**

12/7

**BID NOTICES**

**CITY OF UNIVERSITY PARK**

The City of University Park ("City") is accepting sealed bids for the lease of Salt Chlorine Generators until December 16, 2022 at 10:00 AM CST. Late submissions will not be considered.

The City will not conduct a pre-bid meeting for this project.

Any questions regarding this bid must be submitted in writing via BidSync or through email to [eanderson@uptexas.org](mailto:eanderson@uptexas.org) no later than December 9, 2022 at 5:00 PM CST.

Bids must be submitted either electronically at [www.Bidsync.com](http://www.Bidsync.com) or in paper format. Paper submissions must be received by the RFP deadline in the Purchasing Manager's office:

**City of University Park  
Attn: Purchasing Division  
3800 University Blvd.  
University Park, TX 75205  
REFERENCE: BID # 2022-12 Salt Chlorine Generators**

Interested parties may register with BidSync for free at [www.BidSync.com](http://www.BidSync.com).

Interested parties may obtain packets at [www.BidSync.com](http://www.BidSync.com) or by calling the City's Purchasing Division at 214.987.5480. This solicitation is also posted on the City's website at [www.uptexas.org/Government/Purchasing/Bids-and-RFPs](http://www.uptexas.org/Government/Purchasing/Bids-and-RFPs).

Receipt of responses does not bind the City to any contract for said services, nor does it give any guarantee that a contract will be awarded.

11/30,12/7

**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

**LEGAL NOTICES**  
*CONTINUED*

equipment, supplies and/or services:

Vacuum Induction Units  
For information regarding this bid, please visit the Administrative Services Purchasing Department electronic bid website <https://tra.procureware.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.procureware.com> until 12:00 pm **Wednesday December 14, 2022**. 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 opportunity 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

11/30,12/7



The Mesquite Independent School District is accepting sealed Proposals for the following items:

**Proposal 2023-002 Building and Automotive Maintenance - Repair, Operations Supplies and Equipment.**

Specifications for these items may be obtained from the Purchasing Department or on the District's website at <https://www.mesquiteisd.org/departments/business-services/purchasing>.

Inquiries should be made Kelly Burks, CTSBO Senior Buyer, Mesquite I.S.D., (972) 882-5542, 3819 Towne Crossing Blvd Suite 204, Mesquite, Texas 75150. Proposals are due before **December 31, 2022**, at 2:00 P.M.

The Mesquite Independent School District reserves the right to reject any and all Pro-

posals and to waive all formalities.

**MESQUITE INDEPENDENT SCHOOL DISTRICT**

11/30,12/7



The Mesquite Independent School District is accepting sealed Proposals for the following items:

**2023-006 Instructional Materials and Classroom Teaching Supplies and Equipment**

Specifications for these items may be obtained from the Purchasing Department or on the district's website at [www.mesquiteisd.org/ion-wave.net](http://www.mesquiteisd.org/ion-wave.net).

Inquiries should be made to Hilda Marcor, District Buyer-Purchasing, Mesquite I.S.D., (972) 882-5546, 3819 Towne Crossing Blvd Suite 204, Mesquite, Texas 75150. Proposals are due before **November 30, 2022**, at 2:00 pm, local time.

The Mesquite Independent School District reserves the right to reject any and all Proposals and to waive all formalities.

**MESQUITE INDEPENDENT SCHOOL DISTRICT**

11/30,12/7

**PUBLIC NOTICES**

**CITY OF**

**UNIVERSITY PARK**

**ORDINANCE NO. 22-029**  
**AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE SPECIAL SIGN DISTRICT FOR THE UNIVERSITY CAMPUS-1, UNIVERSITY CAMPUS-2, AND PD-37 ZONING DISTRICTS WHICH ARE THE PROPERTY OF SOUTHERN METHODIST UNIVERSITY, BY PERMITTING NEW SIGNS AT PARKING LOT U1, PARKING LOT U2, FORD STADIUM NORTH END SCORE BOARD, FORD STADIUM SOUTH END SCORE BOARD, AND CAMPUS ENTRY MONUMENT SIGN AT UNIVERSITY BOULEVARD AND DUBLIN STREET; APPROVING ALTERNATE LAYOUT EXAMPLES AND BACK CONDITION; PROVIDING**

**FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED (\$500.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**DULY PASSED** by the City Council of the City of University Park, Texas on the 1st day of November 2022.

**APPROVED: TOMMY STEWART, MAYOR**

**ATTEST: CHRISTINE GREEN, CITY SECRETARY**

12/7

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

**Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for Restaurant K Maple Avenue LLC dba Nuri Steakhouse at 2401 Cedar Springs Road, Suite 120, Dallas, Dallas County, Texas 75201.**  
**Joshua Nicosia - Manager/Secretary/CLO**  
**Thomas Kim - VP/CFO/Treasurer**

12/6,12/7

**Application has been made with the Texas Alcoholic Beverage Commission for a MIXED BEVERAGE PERMIT, LATE HOURS CERTIFICATE, FOOD & BEVERAGE CERTIFICATE By LAS MAMALONAS MICHELADAS Y MARISCOS LLC dba LAS MAMALONAS MICHELADAS Y MARISCOS to be located at 10349 FERGUSON RD, DALLAS, DALLAS COUNTY, TEXAS 75228 Manager**

**of Said LLC is: ANGEL CAVAZOS.**

12/7,12/8

**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 Sapiitos Club unincorporated association of persons dba Los Sapiitos at 2260 W Illinois Dallas, Dallas County, Texas 75224.**

**Raul Estrada, President**  
**Gonzalo Munoz, Vice President**  
**Ana Munoz Secretary**

12/7,12/8

**NOTICE TO CREDITORS**

**Notice to Creditors For THE ESTATE OF Yvonne Ittner Hays, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Yvonne Ittner Hays, Deceased were granted to the undersigned on the 18th of November, 2022 by Probate Court No. 2 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Robert Charles Ittner within the time prescribed by law.

My address is c/o Peter D. King, Geary, Porter & Donovan, P.C., 16475 Dallas Parkway, Suite 400, Addison, Texas 75001

Independent Executor of the Estate of Yvonne Ittner Hays Deceased. CAUSE NO. PR-22-03353-2

12/7

**Notice to Creditors For THE ESTATE OF T. Randall Matthews, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of T. Randall Matthews, Deceased were granted to the undersigned on the 5th of December, 2022 by Probate Court No. 2 of Dallas County,

Texas. All persons having claims against said estate are hereby required to present the same to Marie Therese Matthews within the time prescribed by law.

My address is 10137 Waller Drive, Dallas, Texas 75229  
Independent Executor of the Estate of T. Randall Matthews Deceased. CAUSE NO. PR-22-03306-2

12/7

**Notice to Creditors For THE ESTATE OF LAEUNA HARVEY HOWELL, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of LAEUNA HARVEY HOWELL, Deceased were granted to the undersigned on the 1st of December, 2022 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to SANDRA HICKEY within the time prescribed by law.

My address is 600 Farine Drive, Irving, Texas 75062  
Independent Executor of the Estate of LAEUNA HARVEY HOWELL Deceased. CAUSE NO. PR-22-02192-2

12/7

**Notice to Creditors For THE ESTATE OF Lynn W. Stallings, Jr., Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Lynn W. Stallings, Jr., Deceased were granted to the undersigned on the 19th of September, 2022 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Thomas Lynn Stallings within the time prescribed by law.

My address is Thomas Stallings c/o Katzen Fooshee, PLLC 14800 Quorum Drive, Suite 450 Dallas, Texas 75254  
Independent Executor of the Estate of Lynn W. Stallings, Jr. Deceased. CAUSE NO. PR-22-02254-3

12/7

**Notice to Creditors For THE ESTATE OF Marianna Paonessa, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Marianna Paonessa, Deceased were granted to the undersigned on the 12th of October, 2022 by The Probate Court of Dallas County, Texas.

**LEGAL NOTICES**  
*CONTINUED*

All persons having claims against said estate are hereby required to present the same to Letizia Paonessa within the time prescribed by law. My address is Letizia Paonessa c/o Leddie C. Taylor Attorney at Law PO Box 110488 Carrollton, Texas 75011-0488 Administrator of the Estate of Marianna Paonessa Deceased. CAUSE NO. PR-22-02652-3

12/7

**Notice to Creditors For THE ESTATE OF SMITTY DAN MABERRY, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of SMITTY DAN MABERRY, Deceased were granted to the undersigned on the 21 of NOVEMBER, 2022 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to EDNA MARIE MAYBERRY within the time prescribed by law. My address is 838 PINEHILL LANE GRAND PRAIRIE, TEXAS 75052 Independent Executor of the Estate of SMITTY DAN MABERRY Deceased. CAUSE NO. PR-22-03496-1

12/7

**Notice to Creditors For THE ESTATE OF TROY BLANKS, Deceased**

Notice is hereby given that Letters of Administration upon the Estate of TROY BLANKS, Deceased were granted to the undersigned on the 30th of November, 2022 by Probate Court No. 3 of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Laura Blanks within the time prescribed by law. My address is c/o PSMC Law, 5560 Tennyson Parkway, Suite 260, Plano, Texas 75024 Independent Administrator of the Estate of TROY BLANKS Deceased. CAUSE NO. PR-22-02412-3

12/7

**Notice to Creditors For THE ESTATE OF William K. Gayden (a/k/a William Kernan Gayden), Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of William K. Gayden (a/k/a William Kernan Gayden), Deceased were granted

to the undersigned on the 30th of November, 2022 by The Probate Court of Dallas County, Texas. All persons having claims against said estate are hereby required to present the same to Cynthia N. Gayden c/o Martha V. Swanger within the time prescribed by law. My address is 505-B West Lynn Street Austin, Texas 78703 Administrator of the Estate of William K. Gayden (a/k/a William Kernan Gayden) Deceased. CAUSE NO. PR-22-03380-1

12/7

**CAUSE NO. PR-21-02696-3 IN RE: ESTATE OF Scott Bryden Heffelman, DECEASED IN THE PROBATE COURT NO. 3 OF DALLAS COUNTY, TEXAS**

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF Scott Bryden Heffelman, DCEASED**

Notice is hereby given that on October 31, 2022 Letters of Independent Administration upon the Estate of **Scott Bryden Heffelman**, Deceased, were granted to the Independent Administrator, Ralph Bryden Heffelman, Jr. by the Honorable Probate Court No. 3 of Dallas County, Texas, in Cause No PR-21-02696-3 pending upon the Probate Docket of said Court.

All persons having claims against said Estate, which is being administered in the Probate Court No. 3 of Dallas County, Texas, are hereby required to present the same within the time prescribed by law, to Ralph Bryden Heffelman, Jr., Independent Administrator, in care of his attorney, Judith P. Kenney, at her address below Respectfully submitted, JUDITH P. KENNEY & ASSOCIATES, P.C. /s/Judith P. Kenney Judith P. Kenney State Bar No. 11311600 judith@judithkenneylaw.com 5300 Town and Country Boulevard Suite 195 Frisco, Texas 75034-6907 Telephone: (972) 713-6133 Toll Free: (800) 862-3663 Facsimile: (972) 818-0388 **Attorney for Ralph Bryden Heffelman, Jr., Independent Administrator**

12/7

**CAUSE NO: PR-22-03433-1 IN RE: ESTATE OF GARY JOE MORRISON, 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 GARY JOE MORRISON, Deceased, were issued on November 15, 2022, under Docket No. PR-22-03433-1, pending in the Probate Court of Dallas County, Texas, to RICHARD MONROE MORRISON.

All persons having claims against said estate are hereby required to present the same in care of the attorney for the estate, addressed as follows: RICHARD MONROE MORRISON, Independent Executor of the Estate of GARY JOE MORRISON, Deceased c/o Atwood & McCall, PLLC 8150 N. Central Expressway, Suite 1100 Dallas, TX 75206

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: December 5, 2022 Respectfully submitted, /s/ Krista D. S. Dupps Attorney For Independent Executor, RICHARD MONROE MORRISON Krista D. S. Dupps State Bar No. 24126277 James E. Atwood State Bar No. 24027046 **ATWOOD & MCCALL, PLLC** 8150 N. Central Expressway, Suite 1100 Dallas, Texas 75206 Telephone: (972) 665-9600 Facsimile: (214) 736-2960 E m a i l : krista@atwoodmccall.com james@atwoodmccall.com

12/7

**No. PR-22-03193-1 IN THE ESTATE OF DONNA JEAN PARKS, DECEASED IN THE PROBATE COURT OF DALLAS COUNTY, TEXAS NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF DONNA JEAN PARKS, DECEASED**

Notice is hereby given that original Letters Testamentary for the Estate of Donna Jean Parks, were issued on November 21, 2022, in Cause No. PR-22-03193-1, pending in The Probate Court of Dallas County, Texas to Donna V. Smith, as Independent Executor without Bond.

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 to

Donna V. Smith, as Independent Executor of the Estate of Donna Jean Parks, at the following address: c/o Ronald A. Foxman, Higier Allen & Lautin, P.C., 2711 N. Haskell, Suite 2400, Dallas, Texas 75204.

12/7

**NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF ELIZABETH ANN FLEHARTY**

Notice is hereby given that original Letters Testamentary for the Estate of **ELIZABETH ANN FLEHARTY**, Deceased, were issued to the undersigned on the 6th day of September, 2022, in the matter styled below. This matter is at this time being administered in **Dallas County, Texas**, and the undersigned currently holds such Letters. All persons having claims against this Estate are required to present them to the Independent Executrix named below before the date of closing of the Estate, before such claims are barred by the applicable Statute of Limitations, and within the time prescribed by law.

DATED on the 6th day of December, 2022. SUSAN FLEHARTY FARMER A/K/A SUSAN FARMER Independent Executrix /s/ Travis R. Weaver State Bar No. 24093332 The Weaver Firm, P.C. 2650 FM 407, Ste 245 Bartonville, TX 76226 Main: 817-638-2022 Fax: 1-844-756-6566 tweaver@weaverlegal.net **Cause No. PR-22-01760-1 Probate Court No. One Dallas County, Texas**

12/7

**PROBATE CITATIONS**

**CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-22-04095-1**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Irby Barnett Hunter, Sr., Deceased**, are cited to be and appear before the Probate Court 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, December 19, 2022, to answer the Application to Determine Heirship And For Letters Of Independent Administration filed by Stephalene Johnson Hunter, on the November 10, 2022**, in the matter of the **Estate of: Irby Barnett Hunter, Sr., No. PR-22-04095-1**, and alleging in substance as follows:

**Applicant alleges that the decedent died on February 24, 2022 in Dallas, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of Irby Barnett Hunter, Sr., Deceased.

Given under my hand and seal of said Court, in the City of Dallas, December 01, 2022 **JOHN F. WARREN**, County Clerk Dallas County, Texas By: Dawn Magers, Deputy

12/7

**CITATION BY PUBLICATION THE STATE OF TEXAS CAUSE NO. PR-22-04067-1**

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF James Willie Valentine, Deceased**, are cited to be and appear before the Probate Court 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, December 19, 2022, to answer the Application For Independent Administration, Issuance of Letters Of Independent Administration And Application To Determine Heirship (After Four Years) filed by Shannon Russell, on the October 25, 2022**, in the matter of the **Estate of: James Willie Valentine, Deceased, No. PR-22-04067-1**, and alleging in substance as follows:

**Applicant alleges that the decedent died on July 01, 2018 in Dallas, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **James Willie Valentine, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 01, 2022 **JOHN F. WARREN**, County Clerk Dallas County, Texas

LEGAL NOTICES  
CONTINUED

By: Keanda Delley, Deputy

12/7

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-22-03559-1

By publication of this Citation in some newspaper published in the County of Dallas, for one issue, prior to the return day hereof **ALL UNKNOWN HEIRS and ALL PERSONS INTERESTED IN THE ESTATE OF Josias Guajardo, Deceased**, are cited to be and appear before the Probate Court 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, December 19, 2022, to answer the Application To Probate Will And For Issuance Of Letters Testamentary filed by Olga R. Esparza, on the September 27, 2022**, in the matter of the **Estate of: Josias Guajardo, Deceased**, and alleging in substance as follows:

**Applicant alleges that the decedent died on September 01, 2022 in Glenn Heights, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of Josias Guajardo, Deceased.

Given under my hand and seal of said Court, in the City of Dallas, December 01, 2022 **JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Dawn Magers, Deputy

12/7

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
CAUSE NO. PR-22-01474-3

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 Donnareneo Memeann Bealer Black, Deceased**, are cited to be and appear before the Probate Court No. 3 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, December 19, 2022, to answer the Application To Declare Heirship In A Pending Administration filed by Kim Duncan and Frenchie Bealer Granville, on the October 25, 2022**, in the matter

of the **Estate of: Donnareneo Memeann Bealer Black, Deceased, No. PR-22-01474-3**, and alleging in substance as follows:

**Applicant alleges that the decedent died on July 06, 2021 in Mesquite, Dallas County, Texas**, and prays that the Court hear evidence sufficient to determine who are the heirs of **Donnareneo Memeann Bealer Black, Deceased**.

Given under my hand and seal of said Court, in the City of Dallas, December 01, 2022 **JOHN F. WARREN**, County Clerk  
Dallas County, Texas  
By: Keanda Delley, Deputy

12/7

CITATIONS BY PUBLICATION

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS  
JOSE LUNA AND REFUGIO LUNA 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 JANUARY, 2023**, 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 18TH DAY OF MARCH, 2020, in this cause, numbered **DC-20-04510** on the docket of said Court, and styled: **ONCOR ELECTRIC DELIVERY COMPANY LLC**, Petitioner vs. **JOSE LUNA AND REFUGIO LUNA** Respondent. A brief statement of the nature of this suit is as follows: **LAWSUIT FILED ON MARCH 18, 2020 FOR DAMAGES TOTALING \$12,763.82. SAID DAMAGE WAS CAUSED BY DEFENDANT JOSE LUNA ON OR ABOUT MARCH 19,**

**2018 WHO, WHILE OPERATING A MOTOR VEHICLE OWNED BY DEFENDANT REFUGIO LUNA AT OR IN THE VICINITY OF HILL-CREST ST AND GROSS RD. IN MESQUITE, DALLAS COUNTY, TEXAS, LOST CONTROL OF SAID VEHICLE AND STRUCK A UTILITY POLE OWNED BY PLAINTIFF ONCOR ELECTRIC DELIVERY COMPANY LLC.**

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 17TH DAY OF NOVEMBER, 2022**

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

11/23,11/30,12/7,12/14

CITATION  
BY PUBLICATION  
THE STATE OF TEXAS

JOHNNY SPENCER, Defendant.....in the hereinafter styled and numbered cause: **CC-22-03190-A**

**YOU** are hereby commanded to appear before the **County Court at Law No. 1**, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being **Monday, 2nd day of January, 2023**, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-22-03190-A**, Styled **TRINITY RIVER AUTHORITY OF TEXAS**, Plaintiff (s) vs **JOHNNY SPENCER; PARKLAND HOSPITAL DISTRICT; DALLAS COUNTY; DALLAS COUNTY COMMUNITY COLLEGE DISTRICT; DALLAS COUNTY SCHOOL EQUALIZATION FUND; LANCASTER INDEPENDENT SCHOLL DISTRICT; CITY OF LANCASTER**, Defendant (s). The nature of plaintiff's demand being as follows: **CONDEMNATION (ACCOUNT)**

STATEMENT

IT IS FURTHER ORDERED that the service of the Citation by Publication be issued on Johnny Spencer, by publication thereof at <https://www.txcourts.gov/judicialdata/citation-by-publication> a Public Information Internet Website Publication and that said publication be made as soon as possible, but no later than November 21, 2022. and run for at least 28 days.

IT IS FURTHER ORDERED that a copy of said citation, notice of hearing, and of said complaint or petition in this action be forthwith deposited in the United States Post Office, postage prepaid. directed to said Johnny Spencer if his address is ascertained before expiration of the time prescribed for the publication of this summons, citation or notice of hearing. A declaration of this mailing, or of the fact that the address was 1101 ascertained, must be filed at the expiration of the time prescribed for the publication.

**THE STATE OF TEXAS COUNTY OF DALLAS to: Johnny Spencer, whose current address and whereabouts are unknown, and all persons claiming any title or interest in the land under deed heretofore given to Johnny Spencer, 2417 Macon St., Dallas, Texas 75215, as grantee, dated May 4, 1982, and recorded in the Real Property Records of Dallas County, Texas, at Vol. 82089, Page 3489.**

You are each hereby notified that a hearing will be held at 10:00 o'clock a.m., on Thursday, December 22, 2022, to assess the damages of the owner of the property being condemned, as set forth below. The Trinity River Authority of Texas ("TRA") filed an Original Petition for Condemnation with the Judge of the County Court at Law No. 1 of Dallas County, Texas, on the 16th day of June 2022, in Cause No. CC-22-03190-A, which is styled Trinity River Authority of Texas v. Johnny Spencer and Dallas County, et al. The Plaintiff is the Trinity River Authority of Texas. The Defendants are Johnny Spencer and Dallas County, et al. The name and address of the attorney for Plaintiff is Mary Colchin Johndroe, Cantey Hanger, LLP, 600 West 6th Street, Suite 300, Fort Worth, Texas 76102.

This suit is an eminent domain proceeding in which the Trinity River Authority of Texas is condemning a permanent sanitary sewer easement and right-of-way in 0.023 acres of land in the James Hunter Sur-

vey, Abstract No. 557, being a portion of Lot 6, Block 1 of Enchanted Forest Addition, Unit 2, City of Lancaster, Dallas County, Texas, said 0.023 acre easement being out of land under deed heretofore given to Johnny Spencer, 2417 Macon St., Dallas, Texas 75215, as grantee, dated May 4, 1982, and recorded in the Real Property Records of Dallas County, Texas, at Vol. 82089, Page 3489, such property being fully described in Exhibit "A" of Plaintiff's Original Petition for Condemnation filed under the above-referenced cause number.

The interest of Johnny Spencer is that he either owns or claims an interest in said property, subject to unpaid accrued taxes. The Special Commissioners have set the time and place of hearing the parties and said matters as 10:00 o'clock A.M. on the 22nd of December, 2022, by telephone or Video conference located in said County. Said telephone or video conference may be accessed by calling (346) 248-7799 and entering Meeting ID: 895 855 6828 and Passcode: 4YFdX1. Said telephone or Video conference may also be accessed on the internet using the information below:

Join Zoom Meeting:  
<https://canteyhanger.zoom.us/j/84649273895?pwd=RG12SONIL294dWhlZmtVdW5zakswdz09MeetingID:84649273895Passcode:217349> This hearing may be recorded or transcribed. You are further notified that you may appear at the hearing before the Special Commissioners and present evidence on the issue of damages to be assessed against TRA. If you do not appear at the hearing, the Special Commissioners may proceed to assess the damages of the owner of the property be condemned.

Respectfully submitted, /s/ Marv Colchin Johndroe MARY COLCHIN JOHNDROE Stale Bar No. 04533500 mihndroe@canteyhanger.com MARY H. BARKLEY State Bar No. 24050737 mbarklev@canteyhanger.com GREGORY B. COX State Bar No. 24104778 gcox@canteyhanger.com CANTHEY HANGER LLP Cantey Hanger Plaza 600 West 6th Street, Suite 300 Fort Worth, Texas 76102-3685 (817) 877-2810 (817) 877-2807 Facsimile

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

**LEGAL NOTICES  
CONTINUED**

returned unserved. The officer executing this process shall promptly execute the same according to law, and make due return as the law directs. Plaintiff's attorney MARY COLCHIN JOHNDROE 600 WEST SIXTH STREET SUITE 300 FORT WORTH TX 76102

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

**WITNESS:** JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 1, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, at Dallas, Texas, this **18th day of November, 2022 A.D.**

JOHN F. WARREN, County Clerk Of the County Court of Dallas County  
By: Momodou Bayo, Deputy

11/23,11/30,12/7,12/14

**CITATION BY PUBLICATION THE STATE OF TEXAS**  
YESSYCA OLVERA SANCHEZ, ,  
Defendant.....in the hereinafter styled and numbered cause: **CC-21-00972-D**

**YOU** are hereby commanded to appear before the **County Court at Law No. 4**, of Dallas County, Texas and file a written answer at George Allen Courthouse, 600 Commerce Street, Dallas, Texas at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance hereof, being **Monday, 2nd day of January, 2023**, a Default Judgment may be taken against you.

Said Plaintiff's Original Petition was filed on in cause number **CC-21-00972-D**, Styled **LATOYA MILES; RICHARD MILES**, Plaintiff (s) vs **YESSYCA OLVERA SANCHEZ**, Defendant (s). The nature of plaintiff's demand being as follows: **DAMAGES (COLLISION) (ACCOUNT)**.  
**STATEMENT**

Plaintiffs Richard Miles and Latoya Miles, by and through their attorney of record, Mildred Ashley' The Law Office of Kelly T. Curran at 5720 LBJ Fwy Suite 440, Dallas, Texas 75240 brought suit against Defendant Yessyca Olvera Sanchez on March 17, 2021. Plaintiffs claim that Defendant Yessyca Olvera Sanchez caused a motor vehicle accident on or about March 17, 2019 near the Interstate 35 in Dallas, Texas. 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, Plaintiff's attorney MILDRED ASHLEY 5720 LBJ FWY. STE 440 DALLAS, TX 75240.

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. Plaintiff's attorney MILDRED ASHLEY 5720 LB.I FWY, STE 440 DALLAS, TX 75240.

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

**WITNESS:** JOHN F. WARREN, Clerk of the County Court of Dallas County Court at Law No. 4, George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, at Dallas, Texas, this **18th day of November, 2022 A.D.**

JOHN F. WARREN, County Clerk Of the County Court of Dallas County  
By Momodou Bayo, Deputy

11/23,11/30,12/7,12/14

**CITATION BY PUBLICATION THE STATE OF TEXAS**  
TO: **LYDIA COLUMBA ZAMORA** 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 TO MODIFY PARENT-CHILD RELATIONSHIP Petition of **DIDIER OMAR SALAZAR-ZAMUDIO**, Petitioner, was filed in the **254TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas 75202, **ON THIS THE 25TH DAY OF OCTOBER, 2022**, against **LYDIA COLUMBA ZAMORA** Respondent, numbered **DF-17-05472** and entitled "In the

Interest of **J.A.S.** a child (or children)". The date and place of birth of the child (children) who is (are) the subject of the suit: **J.A.S. DOB: 04/15/2010 POB: NOT STATED.**

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

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

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

Issued and given under my hand seal of said Court, at Dallas, Texas, **ON THIS THE 9TH DAY OF NOVEMBER, 2022.**

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

12/7

**CITATION BY PUBLICATION THE STATE OF TEXAS THE UNKNOWN HEIRS OF BOBBIE LEE WARREN** 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 23RD DAY OF JANUARY, 2023**, at or before ten o'clock A.M. before the Honorable **14TH DISTRICT COURT** of Dallas County, Texas, at the George Allen Courthouse, 600 Commerce Street, Dallas, Texas, 75202, a Default Judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

Said Petitioner's Petition was filed in said court, **ON THIS THE 2ND DAY OF SEPTEMBER, 2022**, in this cause, numbered **DC-22-11597** on the docket of said Court, and styled: **ARTHUR STEGALL**, Petitioner vs. **THE UNKNOWN HEIRS OF BOBBIE LEE WARREN** Respondent. A brief statement of the nature of

this suit is as follows: **THIS IS A TRESPASS TO TRY TITLE SUIT INVOLVING LOT 17 AND 18, BLOCK 2 OF EAST SIDE ACRES, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY**

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 29TH DAY OF NOVEMBER, 2022.**

**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

12/7,12/14,12/21,12/28

**CITATION BY PUBLICATION THE STATE OF TEXAS GRAEME MCKENZIE SINGLETON AND THE UNKNOWN HEIRS AT LAW OF PAULA K SINGLETON DECEASED** GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk on or before ten o'clock A.M., of the first Monday after the expiration of forty-two days from the date of issuance of this citation, same being **Monday the 23RD DAY OF JANUARY, 2023**, at or before ten o'clock A.M. before the Honorable **191ST 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-atTexasLawHelp.org.

Said Petitioner's Petition was filed in said court, **ON THIS THE 10TH DAY OF MAY, 2022**, in this cause, numbered **DC-22-04979** on the docket of said Court, and styled: **U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS**

**INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION**, Petitioner vs. **GRAEME MCKENZIE SINGLETON** Respondent. A brief statement of the nature of this suit is as follows:

**PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, BY AND THROUGH ITS ATTORNEY OF RECORD, KELLY M. DOHERTY OF CODILIS & MOODY, P.C., 400 N. SAM HOUSTON PKWY EAST, STE. 900A, HOUSTON, TEXAS 77060, BROUGHT SUIT UNDER CAUSE NO. DC-22-04979 IN THE 191ST DISTRICT COURT OF DALLAS COUNTY, TEXAS, FOR ENFORCEMENT AND FORECLOSURE OF DEED OF TRUST LIEN ON THE FOLLOWING DESCRIBED REAL PROPERTY OF WHICH DEFENDANTS, GRAEME MCKENZIE SINGLETON AND THE UNKNOWN HEIRS AT LAW OF PAULA K. SINGLETON, ARE POTENTIAL PARTIES IN INTEREST: UNIT 220 IN BUILDING G OF MEADOWS NORTH CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON NOVEMBER 8, 1979, AND RECORDED IN VOLUME 79219, PAGE 2403, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 1.44391% INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION, COMMONLY KNOWN AS 8075 MEADOW ROAD, UNIT 220, DALLAS, TEXAS 75231.**

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

*LEGAL NOTICES  
CONTINUED*

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 29TH DAY OF NOVEMBER, 2022**

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

12/7, 12/14, 12/21, 12/28

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*Merry*

*Christmas*

*feliz Navidad*

*Joyeux Noel Peace*

*on Earth Merry Christmas*

*feliz Navidad Joyeux Noel*

*Peace on Earth Merry Christmas*

*feliz Navidad Joyeux Noel Peace*

*on Earth Merry Christmas feliz Navidad*

*Joyeux Noel Peace on Earth Merry Christmas*

*feliz Navidad*

*Joyeux Noel*

*Merry Christmas*