



COLLIN COUNTY COMMERCIAL RECORD

Your newspaper of record since 1982

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McKINNEY, TEXAS

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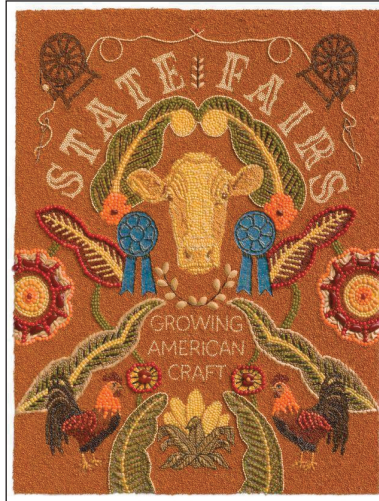
SERVICING COLLIN COUNTY

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Since 1982, the Collin Commercial Record has been Collin County's newspaper of record for public notices, business leads, foreclosures and the Constable Sales (Tax Foreclosure Auction). Published weekly, the Collin County Commercial Record is the leading source for public notices in Far North Texas.

Big Tex Boots on the Highway...Again!



DALLAS – July 28, 2025 – Taylor Austin | Mr. Tex's boots are headed to Washington D.C.! Big Tex's iconic cowboy boots will leave the great state of Texas for only the second time in their history to be featured in a national museum exhibition. This summer, the State Fair of Texas will send

Big Tex's famous size-96 Lucchese boots on a cross-country journey to Washington, D.C., where they will be part of the Smithsonian American Art Museum's upcoming exhibition State Fairs: Growing American Craft, opening August 22, 2025, at its Renwick Gallery.

The boots will hit the road from Fair Park in Dallas beginning July 28 and are scheduled to arrive in the capital on August 1. After careful installation, the boots will be officially unveiled to the public later in August alongside the opening of the yearlong exhibition, which runs through September 7, 2026.

Standing 12 feet tall, Big Tex's boots are one of the most beloved and recognizable symbols of the State Fair of Texas and of Texas pride itself. Designed and handcrafted by Lucchese Bootmaker, they have been greeting fairgoers in Dallas since 2012. Until now,

they have never left Texas, making this cross-country trip a once-in-a-lifetime event for fans of the Fair and Big Tex alike.

State Fairs: Growing American Craft is the first major exhibition to explore the vital role state fairs have played in nurturing regional craft traditions across the United States. The show will feature a variety of handcrafted works and artifacts from fairs around the country, with Big Tex's boots serving as a larger-than-life highlight of Texas' contribution to this rich history.

For more information about the exhibition, visit <https://americanart.si.edu/exhibitions/state-fairs>.

About the State Fair of Texas

Since its inception in 1886, the State Fair of Texas has celebrated all things Texan by promoting agriculture, education, and community involvement through quality entertainment in a family-friendly environment.

Photo Courtesy: BigTex.com

DISTRICT COURTS

THE FOLLOWING DISTRICT COURTS WERE FILED ON JULY 21 2025

199-05069-2025 - JPMorgan Chase Bank N.A. vs. Luc Poirier - Consumer/Commercial/Debt
199-05111-2025 - In the Matter of Johnathon Hall - Expunction
199-54322-2025 - In the Interest of Child - Parent Child Relationship
219-05068-2025 - Mehriar Aghazadeh Tabrizi & Kathy Mohammadi vs. Collin Central Appraisal District - Other Real Property
219-54339-2025 - In the Matter of the Marriage of Amanda Gail Osowski and Justin

Daniel Osowski and in the Interest of Child - Divorce with Children
296-05067-2025 - John Darrell Wistl and Marita Wistl v. Wanda Rhodes Howell - Motor Vehicle
296-05070-2025 - Ex Parte Caiden Roberson - Writ of Habeas Corpus-Bond Reduction
296-05093-2025 - Credit Union of Texas vs. Cory Lamont Hurd and Rosa Leona Hurd - Consumer/Commercial/Debt
296-05107-2025 - In the Matter of Kasie Dawn Ostrom - Expunction

DISTRICT COURTS cont. on Page 11

WARRANTY DEEDS

LUCAS

Benjamin Crabb Et Al to, Darren Allan Lancaster, 1128 Kiowa Dr E, Lake Kiowa, TX, 76240, 06 26 25, Lot 17 Block A STINSON HIGHLANDS PHASE 3, Lucas, TX, \$1,425,000.00, Jpmorgan Chase Bank N.A.

MCKINNEY

Cory Baker Et Al to, Geeta Maggu, 10140 Kingsland Trl, McKinney, TX, 75072, 06 30 25, Lot 2 Block N THE RESERVE AT WESTRIDGE PHASE 1A, McKinney, TX, \$360,029.00, Nexa Mortgage.

Tshh LLC to, John Oghenero Tobor Et Al, 1004 London Town Ln., McKinney, TX, 75071, 06 27 25, Lot 22 Block H FINAL PLAT OF EASTRIDGE PHASE 3, McKinney, TX, \$363,288.00, Republic State Mortgage Company

Viking King Living Trust Et Al to, Green Revocable Trust Et Al, 6405 Carmel Falls Ct., McKinney, TX, 75072, 07 01 25, Lot 11 Block C KINGS LAKE, McKinney, TX, \$400,000.00, Crosscountry Mortgage Llc

Weekley Homes LLC to, Edward Hyun Chang, 3420 Mescalbean Dr., McKinney, TX,

75071, 06 27 25, Lot 20 Block J PAINTED TREE VILLAGE NORTH PHASE 1B, McKinney, TX, \$497,241.00, Priority Home Mortgage L.P.

Bhuvaneswari Rajratnam Et Al to, Danzhi Wu Et Al, 10828 Frost Pl., McKinney, TX, 75071, 06 27 25, Lot 52 Block R HIGHLANDS AT WESTRIDGE, McKinney, TX, \$458,500.00, Aaa Capital Investment Inc.

Dennis Waish to, Anderson Jackson Et Al, 604 Lake Village Dr, McKinney, TX, 75071, 07 01 25, Lot 17 Block D THE VILLAGES OF LAKE FOREST PHASE III, McKinney, TX, \$444,138.00, Rocket Mortgage Llc

Jeffrey Scott Tilley Et Al to, Clara Concepcion Cuellar Et Al, 3608 Delta Dr, McKinney, TX, 75071, 06 30 25, Lot 13 Block C RECORD PLAT PARK RIDGE, McKinney, TX, \$440,000.00, Sfmcc Lp Dba Great Western Home Loans

Sean Beckham to, Panchhil Sharma, 7308 Van Tuel Pkwy, McKinney, TX, 75070, 06 26 25, Lot Nineteen (19) Block D SPICEWOOD AT CRAIG RANCH PHASE 1B, McKinney, TX, \$484,000.00, Guaranteed Rate Inc.

DEEDS cont. on Page 8

THE GUIDE

HOW TO USE THE COLLIN COUNTY COMMERCIAL RECORD

The Collin County Commercial Record contains public notices, court and other public information that attorneys, sales professionals and business people find useful.

The application of the Collin County Commercial Record can be divided into three categories: Business Leads, Credit Information and Sale Information.

Below is a listing of items published in the Collin County Commercial Record under the three categories outlined. Reference a specific notice for a further explanation of published item.

For further questions regarding data published, please contact the Collin County Commercial Record at 214-733-8489.

BUSINESS LEAD INFORMATION:

Assumed Names
Bid Notices
Constable Sales
Marriages
Public Notices
Warranty Deeds

SALES INFORMATION:

Constable Sales
Foreclosure/Trustee Sales
Property Sales
Sheriff Sales

CREDIT INFORMATION:

Abstracts of Judgments	Foreclosures
Federal Notices	Notice to Creditors
Federal Tax Liens	Mechanic Liens
Texas State Tax Liens	



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SPCA OF TX

Pet of the Week



Tater is a big-hearted boy with a soft, snowy coat and an even softer personality. At 2 years old and 55 pounds, this Great Pyrenees mix is the perfect blend of mellow and playful. He's laid back and gentle, but he's got a goofy, toy-loving side that will keep you smiling all day long.

Squeaky toys? He's obsessed. Tennis balls? Yes, please. Tater lights up when playtime begins, happily tossing toys around and inviting you into his world of fun. When the games are over, he's more than happy to curl up beside you for a quiet nap or a few well-earned belly rubs.

Tater is naturally curious, always taking in the world with a thoughtful gaze. He enjoys exploring at his own pace, sniffing out every interesting scent and making new friends along the way. He's great with people and greets everyone with a friendly smile and a gentle wag.

This smart pup is more than just a pretty face. He picks up on things quickly and loves being part of a calm, happy home. Whether you're lounging on the couch, going for a walk, or tossing a toy in the back-

yard, Tater is the kind of dog who makes every moment better.

His easygoing spirit makes Tater an ideal companion for just about anyone. He's equally happy chilling on a lazy afternoon or sharing in a short adventure with his favorite human.

Tater is more than a pet. He's a loyal friend, a snuggly sidekick, and a little ray of sunshine with four fluffy paws. If you're looking for a fun-loving, kindhearted companion who will always be by your side, it's time to meet Tater. Your new best friend is waiting with a ball in his mouth and love in his eyes.

Meet Tater today at our Dallas Animal Care Center (2400 Lone Star Drive, 75212), which is open from noon to 6 p.m., seven days a week! Like all pets from the SPCA of Texas, Tater has been neutered, microchipped and is up to date on all his necessary vaccinations.

During "Clear The Shelters"—through August 31st—adoption fees for adult pets is only \$50 at the SPCA of Texas.



SPCA of Texas Granted Custody of Dog from Hunt County Animal Cruelty Case

Alleged Perpetrator Eferm Robinson Still Being Held on \$100K Bond For Charge of Cruelty to Non-Livestock Animals—Torture

DALLAS; HUNT COUNTY, TEXAS – During a civil hearing Tuesday, July 29, 2025, at the Hunt County Justice of the Peace Precinct 1, Place 2 courthouse in Greenville, Texas, Judge Sheila D. Linden granted custody of a one-year-old Pit Bull mix dog to the SPCA of Texas.

On Wednesday, July 23, 2025, Hunt County resident Eferm Robinson was arrested and charged with Texas Penal Code 42.092, Cruelty to Non-Livestock Animals – Torture (b)(1) after allegedly causing the dog unjustifiable pain and suffering which resulted in bodily injury, a felony of the third degree. Robinson was located and arrested by the Hunt County Sheriff's Office and SPCA of Texas investigators and was booked into Hunt County Jail, where he continues to be held on a \$100K bond.

"We're thankful that Judge Linden recognized the cruelty this dog endured and granted the SPCA of Texas custody," said Courtney Burns, CAWA, Chief Investigator of the SPCA of Texas' Animal Cruelty Investigations Unit. "This decision allows our medical team to continue providing the consistent and compassionate care he needs to recover, both physically and emotionally."

"We will continue to care for him throughout the ten-day appeal period and beyond, ensuring he receives the safety and support he deserves."

On July 18, 2025, SPCA of

Texas' Animal Cruelty Investigations (ACI) Unit received a complaint of alleged animal cruelty at a property on Peacock Path in Hunt County. The complaint was accompanied by a video which was said to have been filmed on the same day. After reviewing the video, which depicted a violent act of physical abuse toward a dog, the ACI Unit immediately responded to the location to look for the dog and identify the alleged abuser.

Once on scene, the ACI team located the dog, who had visible injuries, was significantly underweight, and needed immediate medical attention. The dog was taken into custody at that time due to exigent circumstances and was transported to the SPCA of Texas' Russell E. Dealey Animal Rescue Center for forensic evaluation and treatment.

The SPCA of Texas' Forensic Veterinarian performed the evaluation that same day. The evaluation revealed that the dog suffered from blunt force trauma to his head with such force that it knocked one of the dog's teeth out. The dog also had ligature marks around his neck, which were consistent with being choked or restrained while being beaten. In addition to the evidence of violent physical abuse, the dog was emaciated and showing signs of long-term neglect.

To support the SPCA of Texas' efforts to rescue, heal and find homes for animals from cases of cruelty and neglect, please visit www.sPCA.org/GIVE. To learn more and to report suspected animal cruelty or abuse in Hunt County, visit <https://sPCA.org/abuse>.

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TxDOT

TxDOT: Keep Kids Safe by Driving Kind and Courteous

Safety Tips for Driving in School Zones and Around Buses

AUSTIN – As children across the state gather school supplies, say goodbye to summer and prepare for a new year of classes, Texas drivers are also getting ready for school traffic to return. That's why the Texas Department of Transportation (TxDOT) is sharing driving tips to help keep kids safe in school zones and around school buses. By treating children, bus drivers and each other with kindness and respect, we can prevent crashes.

School zones can be hectic places with students hopping on and off buses or darting between cars to cross the street, and drivers may become distracted or impatient. Tragically, crashes can and do happen. Just last year, there were 781 traffic crashes in school zones and 2,480 collisions involving school buses in Texas.

Most of these crashes involved driver inattention or speeding, and some were deadly. Two people were killed in Texas school zone crashes last year and another 11 were killed in crashes involving school buses.

To prevent these tragedies, TxDOT is launching its "Be Safe. Drive Smart" Back to School safety campaign to urge drivers to slow down, avoid distractions and follow all traffic laws. As school starts again, it's also a great time for parents and guardians to share school zone safety tips with young children.

Tips for driving in school zones

+ Look for flashing school zone lights in the morning and after-

noon. Be aware that traffic patterns around schools may have changed since last year.

+ Stay alert and put your phone away. Using a handheld electronic device while driving in an active school zone is against the law.

+ Stop and yield the right of way to pedestrians, cyclists or other vulnerable road users in a crosswalk. The Lisa Torrey Smith Act of 2021 enhanced the penalties for failing to follow the law and protect people in crosswalks. Seriously injuring someone who is lawfully in a crosswalk is now a state jail felony.

+ Obey school zone speed limits. Traffic fines increase in school zones.

+ Know where to go. Drop off and pick up your kids in your school's designated areas, not in the middle of the street.

+ Be on the lookout for children gathered at bus stops.

+ Watch out for children who might dart across the street or between vehicles.

Tips for drivers sharing the road with school buses

+ Follow school buses at a safe distance. Remember they make frequent stops.

+ Stop for school buses. Do not pass a school bus if you see flashing red lights or an extended stop sign, regardless of which direction you're headed, unless the bus is on the opposite side of a divided highway. Continue once the bus has moved, the lights stop flashing or the bus driver signals it's okay to pass.

+ Look out for children around buses and remember that they may not always look for vehicles before crossing the street.

+ Violations can result in a fine of up to \$1,250 for a first offense.

Tips for children walking or biking to school

+ Use sidewalks. If there's not one, it's best to walk on the left side of the street, facing traffic.

+ Cross the street only at intersections or marked crosswalks. Look left, right and left again before crossing.

+ Pay close attention to crossing guards and obey their instructions.

+ Make eye contact with drivers before crossing the street. Never assume a driver sees you.

+ Look both ways for traffic when stepping off a bus or from behind parked vehicles.

+ Always wear a helmet when riding a bicycle or scooter.

+ Stay alert. Phones or other electronic devices are distractions and can take your eyes and ears off the road.

+ Follow all traffic rules, signs and signals.

The information contained in this report represents reportable data collected from the Texas Peace Officer's Crash Report (CR-3). This information was received and processed by the department as of May 19, 2025. To view additional traffic safety data, visit TxDOT's Traffic Safety Data Portal online.

The Texas Department of Transportation is responsible for maintaining 80,000 miles of road and for supporting aviation, maritime, rail and public transportation across the state. Connecting You with Texas

Lifecycle Of A Pothole

Jan. 23, 2025 | Bethany Kurtz

AUSTIN — From small bumps to a good rattle, potholes seem to pop up like wildflowers in Texas over the winter and spring months.

But where do they come from, and what can be done?

Water starts the process as it seeps through small cracks and crevices in the pavement. The pavement then expands and contracts with drastically changing temperatures that drop below freezing at night and warm up during the day.

This changing of pressure stresses the pavement, potentially creating more and larger cracks, allowing additional water through. Water can also begin to erode soil and roadbed materials from under the roadway.

The weight of vehicles driving over pavement that has been weakened by cracking and erosion can also cause the pavement to break apart, forming a pothole.

Potholes appear more frequently in the spring as the temperatures fluctuate above and below the freezing point.

So what can TxDOT do? Prevention and Repair -

Preventing potholes means stopping water from penetrating under the roadway and halting the formation process.

Seal coating the roadway is one method TxDOT employs to preserve the pavement and extend the life of the roadway surface.

A layer of liquid asphalt is applied to the roadway to seal cracks and stop water from penetrating. A layer of gravel is then applied on top of the asphalt, protecting it from being worn off by vehicles.

Filling potholes is a year-round job, but it really heats up this time of year. Drivers should stay focused behind the wheel and give TxDOT crews room to work.

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KERA

Irving Gets More Out Of Dart Than It Pays In — But The Mayor Says He's Not Seeing The Results

KERA | By Megan Cardona | August 5, 2025

Irving Mayor Rick Stopfer is one of five mayors who feel that the Dallas Area Rapid Transit system is allocating less money to its member cities than what they contribute.

Stopfer, along with the mayors of Carrollton, Farmers Branch, Plano, and the town of Highland Park, signed off on a letter to Gov. Greg Abbott in support of Senate Bill 2118 and House Bill 3187 — two bills that would have changed how DART is funded.

The mayors called the legislation “a strong foundation for needed change” in the letter sent late June.

The member cities, which contribute a one-cent local sales tax, said in the letter funds sent to DART disproportionately benefit Dallas, which reportedly contributed \$407.8 million in FY 23 and was allocated \$690.5 million.

“I’m not being treated the same when it comes to how the money is spent, I’m not being treated the same on the service I get,” Stopfer told KERA. “And so what alternative do I have? I owe the people of Irving the ability to get around.”

But unlike the other four municipalities looking to cut the agency’s funding, Irving does get a higher allocation from DART than what it contributes.

That’s according to a report from the consulting firm EY, formerly known as Ernst and Young, which shows how DART spent its money in each of its 13 member cities in fiscal year 2023. While the report showed that four of the municipalities that signed the letter contributed more than what they got back from DART, it showed that Irving contributed \$102.2 million while DART allocated \$123.5 million to the city.

DART service is essential to Irving residents like Katelyn

Doden, who relies on DART for transportation to and from work. The early morning bus she takes also stops at the train station, which goes to the airport. Katelyn said she’s noticed airport workers rely on DART to commute, too.

“It would make it a lot harder for people to get to their jobs,” Katelyn said. “People in Irving use DART a whole lot. They rely on it.”

Conflicting views

HB 3187 has been referred to as legislation that would kill DART.

DART Executive Vice President and Chief Communications Officer Jeamy Molina said it was “disappointing” that some of its member cities continue to push for legislation that would destroy the agency.

“What we have heard, particularly, is that a lot of our cities want more service,” Molina said. “That’s very hard to do when you push forward a bill that would take away so much of the ability for DART to be able to provide its service as it currently stands.”

DART’s board of directors approved a resolution in March that demonstrated its commitment to working with local cities on how to move forward with the General Mobility Program, or GMP. It reallocates 5% of DART’s annual sales tax revenue to seven cities: Addison, Carrollton, Farmers Branch, University Park, Plano, Richardson, and the town of Highland Park. It does not apply to Irving.

The resolution was approved by the majority of the board with directors Doug Hrbacek, Anthony Ricciardelli, and M. Nathan Barbera voting against. Hrbacek represents Carrollton and Irving, Ricciardelli represents Plano, and Barbera represents Farmers Branch and Plano. Stopfer, who is also a board member, was absent dur-

ing the March meeting.

In response to the letter sent to Abbott, DART sent its own message to the seven cities last month that gave a deadline of Aug. 31 to adopt a city council resolution requesting GMP funds, while committing to ceasing support of legislation that would reduce or divert DART funding.

Though less than the 25% cut proposed during the recent regular legislative session, the 5% reduction would still severely impact DART’s most vulnerable riders, Board of Directors Chairman Gary Slagel said in his letter.

But after the mayors of some of those cities asked for a revival of that legislation, Slagel wrote it would not be “appropriate” to move forward with the GMP.

“Due to these conflicting actions, we ask you to clarify your position on receiving the GMP by committing not to pursue any further legislation against DART,” he wrote.

Although the EY study showed Irving getting more than what it contributed to DART and is not eligible for GMP funds, Stopfer remains critical of the agency’s spending — and the results he sees in his city.

Moving forward

The EY report, referenced in the June letter, looked at revenue and sales tax allocation for a point in time in 2023 and did not include the more than 40 years of investment DART has put into each of its cities, Molina said.

She said DART provided data to EY but had no input into how the allocation method was used.

“That report was missing a lot of information that helps kind of push this narrative that is being said right now,” Molina said.

DART’s board of directors is looking into producing another

report, this time working with its staff to improve understanding of how allocation works.

Stopfer also doesn’t trust the EY study, but for different reasons.

He said it didn’t factor in land Irving paid for, such as land used for the Orange Line, or whether the services were being used.

“We don’t have a complete understanding of what it really costs for us to have the services we have, for the people that we are servicing,” Stopfer said.

For Rachel Doden, Katelyn’s mom, DART services are the only way she gets around.

Doden does not drive, so she said she relies heavily on DART buses and the train to get to doctor’s appointments and recreational activities like visiting museums.

She told KERA she’s noticed less inner-city travel and added that bus routes within Irving require multiple transfers.

“I can see, logically, them reducing the number of buses and maybe more streamlining it,” Doden said.

There’s also the option of on-demand services, like DART’s GoLink, or Via, Arlington’s on-demand ride service.

That’s the kind of solution Stopfer hopes to explore for his city. Irving budgeted \$108.7 million in sales tax revenue to be sent to DART for the 2025 fiscal year. Meanwhile, the city of Arlington budgeted around \$5.3 million for Via for the year.

“I’m spending \$110 [million] and I can’t get my people moved,” Stopfer said. “And I can’t get them moved in my urban center, and I can’t get them moved in my southern sector, which I have the most vulnerable people. So when I can get that done for that price, I want some of my money back.”

BAYLOR SCOTT & WHITE

Baylor Scott & White Health Earns Top Honors in 2025 U.S. News & World Report Rankings

DALLAS, Texas – Baylor Scott & White Health has once again been recognized as the most awarded not-for-profit health system in Texas in the 2025 U.S. News & World Report "Best Hospitals" rankings. With 20 hospitals honored and seven nationally ranked or rated in specialty care, the system continues to set the standard for clinical excellence and innovation in care and customer experience.

Top Hospitals in Texas

For the third consecutive year, all three of Baylor Scott & White's academic medical centers — in Dallas, Temple and Fort Worth — ranked among the top 15 hospitals in Texas.

+ Baylor University Medical Center at Dallas ranked #2 in Dallas-Fort Worth and #3 in Texas

Baylor Scott & White Medical Center – Temple ranked #7 in Texas

+ Baylor Scott & White All Saints Medical Center – Fort Worth ranked #3 in Dallas-Fort Worth and #13 (tie) in Texas

Additionally, one of the health system's eight teaching hospitals, Baylor Scott & White Medical Center – Round Rock, was ranked with Baylor Scott & White Medical Center – Lakeway as #4 in the Austin Metro Area and #25 (tie) in Texas.

Other 2025 U.S. News & World Report Rankings Highlights

In all, seven Baylor Scott & White hospitals were nationally ranked or named High Performing in 11 different specialties.

+ Baylor University Medical Center: #31 in Gastroenterology & GI Surgery; #31 in Pulmonology & Lung Surgery; #39 in Obstetrics & Gynecology; #44 in Cancer; #44 in Orthopedics. High Performing in: Cardiology, Heart & Vascular Surgery; Diabetes & Endocrinology; Geriatrics; Neurology & Neurosurgery; Urology

+ Baylor Scott & White Institute for Rehabilitation – Dallas: #8 (tie) in Rehabilitation

+ Baylor Scott & White The Heart Hospital – Plano*: #30 in Cardiology, Heart & Vascular Surgery

+ Baylor Scott & White Institute for Rehabilitation – Frisco: #36 in Rehabilitation

+ Baylor Scott & White All Saints Medical Center – Fort Worth: High Performing in: Diabetes & Endocrinology; Gastroenterology & GI Surgery; Geriatrics; Neurology & Neurosurgery; Pulmonology & Lung Surgery

+ Baylor Scott & White Medical Center – Temple: High Performing in: Cardiology, Heart & Vascular Surgery;

Gastroenterology & GI Surgery; Pulmonology & Lung Surgery
+ Baylor Scott & White Heart and Vascular Hospital – Dallas*: High Performing in: Cardiology, Heart & Vascular Surgery

And 18 hospitals received a "High Performing" rating in at least one of the 22 common procedures and conditions evaluated this year — the highest distinction a hospital can earn. See the full list here

"These rankings reflect our teams' dedication to quality and innovation, as they make the trusted care for which Baylor Scott & White is known more convenient, personalized, and informed," said Pete McCanna, CEO of Baylor Scott & White Health. "We are deeply committed to transforming the experience by listening to our customers, anticipating their needs, and exceeding their expectations."

New Customer Solutions

Over the past year, the health system has launched dozens of new customer solutions through its award-winning digital platform — MyBSWHealth — to empower those it serves with more care options and greater support.

New offerings include virtual-first access to headache care, muscle and joint care, and maternity care, as well as after-hospital and recovery programs that support patients and their loved ones following heart surgery, joint replacement surgery, and other procedures.

More information can be found at BSWHealth.com about these offerings:

- + 24/7 Virtual Urgent Care
- + Virtual Headache Care
- + Virtual Pregnancy and Postpartum Care
- + Virtual Muscle and Joint Care

About Baylor Scott & White Health

As the largest not-for-profit health system in the state of Texas, Baylor Scott & White is

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MONEY

Tips To Help Manage Your Buy Now, Pay Later Loans

By Adriana Morga And Luena Rodriguez-Feo Vileira | August 5, 2025 | New York (AP) —

Between rising prices and dwindling job growth, using “buy now, pay later” on everything from concert tickets to fast food deliveries is becoming increasingly appealing. But greater use could also mean greater trouble, as more people fall behind on repaying these loans.

Buy now, pay later loans gained popularity during the pandemic, especially among young people. While these loans can help you make large purchases without paying interest or undergoing a hard inquiry in your credit report, they can also easily be overused.

About 4 in 10 Americans under the age of 45 say they’ve used “buy now, pay later” services when spending on entertainment or restaurant meals, or when paying for essentials like groceries or medical care, according to a poll from The Associated Press-NORC Center for Public Affairs Research.

Buy now, pay later loans were not previously reported to the three major credit reporting bureaus. But consumers will soon see the impact of buy now, pay later loans on their FICO credit scores.

Whether you’re a first-time or recurring user of buy now, pay later plans, here are some expert recommendations to use this tool responsibly.

Focus on needs vs. wants

Buy now, pay later plans divide purchases in monthly installments, typically in four payments. These loans are marketed as having low or no interest. Klarna, Afterpay, Pay-

Pal and Affirm are among the most popular buy now, pay later companies.

These loans should ideally be used for large purchases or necessities, said Lauren Bringle, Accredited Financial Counselor at Self Financial.

Bringle recommends asking yourself these questions before purchasing: Can I survive without this purchase right now? Do I need it for work, school, or a basic household need?

Buy now, pay later is best used when you have a plan for the purchase, not for impulse buys. For example, when you need to buy a computer for school or a new refrigerator for your house, recommended Tyler Horn, head of planning at Origin, a budgeting app.

Pause before purchasing

Before deciding to take out a buy now, pay later loan, it’s a good idea to pause and consider if it’s the best financial decision for you, recommended Erika Rasure, Chief Financial Wellness advisor for Beyond Finance.

Buy now, pay later plans can be positive budgeting tools when used strategically. However, it’s essential you know your spending behaviors before using them, said Rasure. If you’re an emotional spender, it might be hard for you to moderate your use of this tool and you could end up adding to your financial stress.

“Buy now, pay later can become a coping mechanism rather than a financial tool that can get you a good deal or improve your cash flow,” said Rasure.

If you have other payments due, such as credit card or student loan payments, consider

how a buy now, pay later loan will add to your monthly payments, recommended Sarah Rathner, Senior Writer for NerdWallet.

Read the fine print

Like credit cards, each buy now, pay later loan has terms and conditions that can vary by purchase and providers. It’s crucial that you know what you’re agreeing to before you sign up, recommended Michael Savino, Chief Lending Officer at Municipal Credit Union.

“Always read the fine print. Understand fees, repayment schedules, and what happens if you miss a payment or go into default,” said Savino.

In general, if you miss a buy now, pay later payment, you can face fees, interest, or the possibility of being banned from using the services in the future.

Avoid stacking BNPL loans

You can easily run into difficulty keeping up with the cost and schedule of your repayments if you’re trying to simultaneously pay off two, three or more loans, Savino said.

“Juggling multiple plans creates a blind spot and overall debt load, and multiple repayment dates are hard to manage,” Savino said. “So more loans makes it more difficult to budget.”

The best approach: Stay mindful of your overall spending, and limit the number of buy now, pay later loans.

Keep track of your loan(s)

Whether or not you’re paying for multiple buy now, pay later purchases at once, you want to be aware of where your money is going at any given time, rec-

ommended Courtney Alev, consumer advocate at Credit Karma.

“Buy now, pay later often requires automatic payments, so you want to make sure that your account is funded so that those payments are processing successfully,” recommended Jennifer Seitz, director of education at Greenlight, a financial literacy app for families.

There are many ways to track your loan payments — from setting a reminder on your calendar, to creating an intricate excel spreadsheet or tracking them on an app, said Jesse Mecham, founder of the budgeting app YNAB.

Finding the best method that works for you will help you stay on track and avoid late fees.

Make buy now, pay later work for you

For shoppers with low credit scores or no credit history, buy now, pay later loans can seem like the best, if not the only, loan option. If used moderately and responsibly, these short-term loans can be a positive lending exercise, said Savino.

“It allows you to to establish a baseline (and) get access to other affordable credit options that you can leverage that will ultimately provide financial wellness,” he added.

Still, NerdWallet’s Rathner emphasized that shoppers using these tools always remember that buy now, pay later is a form of borrowing money.

“It just kind of feels like you’re given a little extra time to pay back,” Rathner said. “But the reality is, if you miss payments, it can hurt your credit, much like missing payments with any other loan.”

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WARRANTY DEEDS

New or pre-owned home sales that are recorded with the County of Dallas.

Order: Grantor's name, grantee's name, grantee's address, date of execution, property description/address, amount of transaction, mortgage company.

ALLEN

Chris A. Schulmeister Et Al to, Derek Lindsay Pope Et Al, 605 Granbury Dr., Allen, TX, 75013, 06 27 25, Lot 5 Block C TWIN CREEKS PHASE IV B, Allen, TX, \$608,800.00, Dennis Grindinger And Catherine Grindinger

Yen Mcclarin to, Yihsun Wu Et Al, 202 Woodland Pond Dr, Allen, TX, 75013, 06 30 25, Lot 36 Block B THE PRESERVE, Allen, TX, \$560,000.00, Zillow Home Loans Llc

Mark Singer Et Al to, Carolyn Ann Birch Et Al, 612 Hefner Dr., Allen, TX, 75013, 07 01 25, Lot 4 Block E WHIS-LYNGE HILL ADDITION NO. 1, Allen, TX, \$340,000.00, Pennymac Loan Services Llc

Brittany Michelle Hansen Et Al to, Joseph Nixon, 1814 Grand Canyon Way, Allen, TX, 75002, 07 24 25, Lot 40 Block A WOODLAND PARK ADDITION PHASE 1, Allen, TX, \$260,100.00, Guild Mortgage Company Llc

Cadence Homes - Chelsea Commons LLC to, Holly Martinez, 847 Lennox Dr, Allen, TX, 75013, 06 30 25, Lot 9 Block B CHELSEA COMMONS, Allen, TX, \$399,000.00, Lower Llc Dba Amsw Lending

Dogwood Canyons LLC to, Janel Hernandez Et Al, 103 Lily Ct., Allen, TX, 75002, 06 30 25, Lot 12 Block 26 GREENGATE ADDITION SECTION THREE, Allen, TX, \$356,425.00, Sfmcc Lp Dba Service First Mortgage Company

Tien Ling Hsieh Et Al to, Euan Burton, 1739 Redding St., Allen, TX, 750022657, 06 27 25, Lot 7 Block C HUNTINGTON VILLAS, Allen, TX, \$452,500.00, Kind Lending Llc

Eugene O. Baker Et Al to, Rose Sokanyile, 705 Thoreau Ln., Allen, TX, 75002, 06 30 25, Lot 3 Block 12 WALDEN PARK ESTATES, Allen, TX, \$333,841.00, United Wholesale Mortgage Llc

Kraig F. Dobson Et Al to, Christopher and Laura Garnic Living Trust Et Al, 1716 Versailles Ave, Allen, TX, 75002, 06 30 25, Lot 8 Block K STACY RIDGE ESTATES PHASE 1, Allen, TX, \$684,000.00, Jpmorgan Chase Bank N.A.

Justin C. Clements Et Al to, Robert Kever Ryle, 1000 Bell Dr., Allen, TX, 75002, 07 03 25, Lot 1 Block 16 WINDRIDGE NO. 2, Allen, TX, \$279,837.00, Highlands Residential Mortgage Ltd

B&Y Builders LLC to, Adam Wright Et Al, 3208 Bonham, Greenville, TX, 75402, 06 25 25, Lot 34 Block G ALLEN NORTH ADDITION PHASE FOUR, Allen, TX, \$452,500.00, Assurance Financial Group Llc

Jonathan Mccray Et Al to, James Ray Smith III Et Al, 1613 Warm Springs Dr., Allen, TX, 75002, 07 01 25, Lot 7 Block G ORCHARDS PHASE 1, Allen, TX, \$466,396.00, Kind Lending Llc

ANNA

Beazer Homes Texas L.P. to, Bharat Barevadia, 1700 Humbolt Dr., Allen, TX, 75002, 06 26 25, Lot 49 Block K VILLAGES OF HURRICANE CREEK PHASE 2, Anna, TX, \$332,000.00, Lower Llc Dba Thrive Mortgage

Beazer Homes L.P. to, Muntasir Rahim Et Al, 3244 Cross Shore Dr., Anna, TX, 75409, 06 30 25, Lot 6 Block T THE VILLAGES OF HURRICANE CREEK - NORTH PHASE 1, Anna, TX, \$369,000.00, Lower Llc Dba Thrive Mortgage

Jane P Jensen Et Al to, Barbara Lynn Sternberg Et Al, 505 Creekside, Allen, TX, 75002, 06 27 25, Lot 17 Block I LAKEVIEW ESTATES PHASE 3, Anna, TX, \$359,920.00, Nuwave Lending Llc

Lori H. Drumm to, Francis Richard Sleavin III, 6801 Century Cir., Plano, TX, 75023, 06 26 25, Lot 14 Block J THE FALLS PHASE 1B, Anna, TX, \$265,567.00, New American Funding Llc

Megatel Anacapri LLC to, Atish Gupta Et Al, 2108 Mereta Dr., McKinney, TX, 75072, 06 30 25, Lot 25 Block S ANACAPRI PHASE 1C, Anna, TX, \$269,250.00, Mci Mortgage Inc.

Beazer Homes Texas L.P. to, Shayla Lucille Byest Et Al, 3016 Burwick Ln, Anna, TX, 75409, 06 27 25, Lot 28 Block D VILLAGES OF HURRICANE CREEK PHASE 2, Anna, TX, \$382,936.00, U.S. Bank N.A.

BLUE RIDGE

Stonehollow Homes LLC to, Tina Rachale Castillo Et Al, 201 Woodhollow Dr., Blue Ridge, TX, 75424, 06 27 25, Lot 1 Block D HERITAGE GROVE ADDITION, Blue Ridge, TX, \$382,936.00, Highlands Residential Mortgage Ltd.

CELINA

David H. Luu Et Al to, Bryan McClellan Et Al, 2431 War Admiral, Celina, TX, 75009, 06 27 25, Lot 21 Block BB MUSH TANG LAKES PHASE 2A, Celina, TX, \$610,000.00, Guaranteed Rate Inc.

M/I Homes of Dfw LLC to, Sri Rama Venkata Satish Karuturi Et Al, 4033 Yellow Bells Way, Celina, TX, 75009, 06 27 25, Lot 8 Block A LILYANA PHASE 7, Celina, TX, \$564,952.00, M/I Financial Llc.

Tollway/Outer Loop L.P. to, Unionmain Homes LLC, 5001 Lbj Freeway Ste. 650, Dallas, TX, 75244, 06 27 25, Lot 24 Block R and Lot 7 Block U CAMBRIDGE CROSSING PHASE THREE, Celina, TX, \$1,020,000.00, Veritex Community Bank

Coit Front LLC to, Kamakshi Garikapati Et Al, 306 Federal Rd., Monroe Township, NJ, 8831, 06 30 25, Lot 27 Block B FORTUNE SPRINGS, Celina, TX, \$371,730.00, United Nations Federal Credit Union

Unionmain Homes LLC to, Pradip Shesharao Landge Et Al, 2516 Woodhall Dr, Celina, TX, 75009, 06 27 25, Lot 27 Block F THE ENCLAVE AT LEGACY HILLS PHASE 1, Celina, TX, \$472,150.00, Republic State Mortgage Co.

Pulte Homes of Texas L.P. to, David Eric Boatman Et Al, 1229 Nicklaus Ave, Celina, TX, 75009, 06 30 25, Lot 8 Block E DEL WEBB ADDITION PHASE 1A, Celina, TX, \$437,000.00, Gateway Mortgage

American Legend Homes LLC to, Vinayak Hegde, 3208 Lacebark Ln., Celina, TX, 75009, 06 30 25, Lot 10 Block N NORTH SKY CELINA PHASE 1, Celina, TX, \$448,605.00, Fairway Independent Mortgage Corporation

American Legend Homes LLC to, Carter Goodrich Et Al, 3108 Little Bluestem Rd., Celina, TX, 75009, 06 30 25, Lot 19 Block A NORTH SKY CELINA PHASE 1, Celina, TX, \$656,433.00, Fairway Independent Mortgage Corporation

Shaddock Homes Ltd. to, Terrence Wheatley Et Al, 3336 Crescent Ln., Celina, TX, 75009, 06 30 25, Lot 13 Block K LIGHT FARMS THE GRAHAM NEIGHBORHOOD PHASE 3, Celina, TX, \$468,831.00, Fairway Independent Mortgage Corporation

M/I Homes of Dfw LLC to, Venugopal Konda Et Al, 1321 Sherlynn Ct., Celina, TX, 75009, 06 26 25, Lot 14 Block E LILYANA PHASE 7, Celina, TX, \$709,417.00, M/I Financial Llc

Starlight Homes Texas L.L.C. to, Md Hasib Bin Shakur Et Al, 3208 Landslide Dr., Celina, TX, 75009, 06 26 25, Lot 24 Block F BROOKSHIRE AT LEGACY HILLS PHASE 1, Celina, TX, \$397,162.00, Velocio Mortgage L.L.C.

M/I Homes of Dfw LLC to, Sarned Nasery, 1316 Sherlynn Ct., Celina, TX, 75009, 06 26 25, Lot 24 Block E LILYANA PHASE 7, Celina, TX, \$255,038.00, M/I Financial Llc

William Kenneth Wood to, Clh - Celina 1 LLC, 8072 Preston Rd. Ste. 205, Frisco, TX, 75034, 07 02 25, 6.519 Acres MCKENZIE WILHITE SURVEY ABSTRACT NO. 1008, Celina, TX, \$1,700,380.00, First Financial Bank

COLLIN COUNTY

Shaddock Homes Ltd. to, Kellin Johnson Et Al, 1439 Stellar Truth Way, Lucas, TX, 75098, 07 01 25, Lot 29 Block 9 INSPIRATION PHASE 7B, Collin County, TX, \$744,490.00, Willow Bend Mortgage Company Llc

Miranda Margaret Stockhausen to, Tapan Harshadbhai Bhavsar Et Al, 4409 Switchgrass St, Celina, TX, 75009, 07 01 25, Lot 18 Block A LIGHT FARMS PHASE THREE THE CYPRESS AND SAGE NEIGHBORHOODS, Collin County, TX, \$444,000.00, Union Home Mortgage Corp

Lennar Homes of Texas Land and Construction Ltd. to, Xueyang Joanne Gray-Hua, 512 Capstone Ct., Princeton, TX, 75407, 06 27 25, Lot 19 Block E BRIDGEWATER PHASE 8, Collin County, TX, \$253,500.00, Champions Funding Llc

Highland Homes-Dallas LLC to, Uvindu Deela Banda Adhikrinayake, 1924 Lone Pine Ln., Lavon, TX, 75166, 06 27 25, Lot 3 Block J HILLSTEAD SUBDIVISION PHASE 1, Collin County, TX, \$437,186.00, Highland Homeloans Llc

David A. Wilde Et Al to, Pennie Moreland-Langford Et Al, 8 Estates Rd., Lucas, TX, 75002, 06 30 25, Lot 15 RANCH ESTATES SUBDIVISION, Collin County, TX, \$1,000,000.00, Security Service Federal Credit Union

Sarah Ochiong Et Al to, Steven Stanberry Et Al, 6310 Starr Dr., McKinney, TX, 75071, 06 30 25, Lot 10 Block B MELISSA FARMS, Collin County, TX, \$577,125.00, Loandepot.Com Llc

Cadence Homes - Trinity Falls LLC to, Jackson Matthew Hagood Et Al, 2620 Red Tailed Hawk Ln, McKinney, TX, 75071, 07 01 25, Lot 39 Block K TRINITY FALLS PLANNING UNIT 8 PHASE 2, Collin County, TX, \$331,182.00, Lower Llc Dba Amsw Lending

Derek Lindeberg Et Al to, Mark Carlson Et Al, Not Provided, Not Provided, Not Provided, Not Provided, 06 30 25, Lot 4 Block BA BROCKDALE ESTATES PHASE I, Collin County, TX, \$600,000.00, Wells Fargo Bank N.A.

Paula Miller to, Erin Wiltz Et Al, 1416 Meziere Sky Dr, Wylie, TX, 75098, 06 30 25, Lot 42 Block MM INSPIRATION PHASE 4A, Collin County, TX, \$489,900.00, New American Funding Llc

D.R. Horton - Texas Ltd. to, Jennifer Lakowsky Et Al, 6211

Rocky Point Rd, Princeton, TX, 75407, 06 30 25, Lot 14 Block V RANGER CROSSING PHASE 3, Collin County, TX, \$285,227.00, Dhi Mortgage Company Ltd.

D.R. Horton - Texas Ltd. to, Jorge Leonard Barros Romero Et Al, 4000 Pinebluff Ln, Princeton, TX, 75407, 06 30 25, Lot 35 Block F FRONTIER POINTE PHASE 1, Collin County, TX, \$320,085.00, Dhi Mortgage Company Ltd.

Lennar Homes of Texas Land and Construction Ltd. to, Shanise D. Andrea Williams, 1705 Bog Spruce Ln., McKinney, TX, 75071, 06 27 25, Lot 10 Block I SHADED TREE PHASE 2, Collin County, TX, \$369,059.00, Lennar Mortgage Llc

Lennar Homes of Texas Land and Construction Ltd. to, Esperanza 3716 LLC, 13489 Stanmere Dr., Frisco, TX, 75035, 06 27 25, Lot 26 Block E HONEY CREEK ADDITION PHASE 2, Collin County, TX, \$254,420.00, Texas Republic Bank N.A.

First Texas Homes Inc. to, Prashanth Rajagopal Et Al, 5104 Keswick Dr., Allen, TX, 75002, 06 30 25, Lot 8 Block E PARKER RANCH ESTATES PHASE 5, Collin County, TX, \$1,997,008.00, Crosscountry Mortgage Llc

Coge Irrevocable Trust Et Al to, Khushboo Agrawal Et Al, 4026 214Th St. Southeast, Bothell, WA, 98021, 06 30 25, 4.568 Acres FRANCISCO DE LA PINA SURVEY A-689, Collin County, TX, \$1,101,515.00, Oaktree Funding Corp.

Jamie Lillian Shirley Et Al to, Kelly Thanh Phan, 1632 Fm 547, Farmersville, TX, 75442, 07 01 25, Lot 2 INDIAN HILLS ESTATES, Collin County, TX, \$679,250.00, The Loan Store Inc.

Willowbrook Investments Lp to, Bly and Company LLC, 6464 Colleyville Blvd. Ste. 120, Colleyville, TX, 76034, 06 30 25, Units 320 and 330 Building 3 HERITAGE BUSINESS PARK CONDOMINIUMS, Collin County, TX, \$700,000.00, Prosperity Bank

Tejpreet Singh Sempla Et Al to, Jared C Baker Et Al, 1833 Addison Grace Ln, Wylie, TX, 75098, 06 30 25, Lot 21 Block F INSPIRATION PHASE 1B, Collin County, TX, \$664,000.00, Bokf Na Dba Bank Of Texas

Lennar Homes of Texas Land and Construction Ltd. to, Ginger Veronica Conyers Richardson Et Al, 1659 Lercara Ln., McKinney, TX, 75071, 06 27 25, Lot 1 Block I HONEY CREEK ADDITION PHASE 2, Collin County, TX, \$307,669.00, Lennar Mortgage Llc

First Texas Homes Inc. to, Tricia Ntiamoah, 813 Meadow Spring Ln., Anna, TX, 75409, 06 30 25, Lot 6 Block K VILLAGES OF HURRICANE CREEK - NORTH PHASE 1, Collin County, TX, \$442,672.00, Crosscountry Mortgage Llc

Castlerock Communities LLC to, Tamara Morris Brown, 7417 Van Tuyl Pkwy., McKinney, TX, 75070, 06 30 25, Lot 6R Block A AMENDING PLAT INSPIRATION AT CRAIG RANCH, Collin County, TX, \$635,550.00, Cornerstone Home Lending

Lennar Homes of Texas Land and Construction Ltd. to, Linda Dien, 813 Enys Way, McKinney, TX, 75069, 06 27 25, Lot 29 Block D CYPRESS CREEK WEST, Collin County, TX, \$380,799.00, Lennar Mortgage Llc

D.R. Horton - Texas Ltd. to, Mirla Pirela Chamorro Et Al, 1009 Peacock Ave, Princeton, TX, 75407, 06 26 25, Lot 5 Block F WINCHESTER CROSSING PHASE 10, Collin County, TX, \$308,792.00, Dhi Mortgage Company Ltd.

Highland Homes-Dallas LLC to, Charles Henry Willis Et Al, 2008 Bonham Falls Dr., McKinney, TX, 75071, 06 27 25, Lot 33 Block A TRINITY FALLS PLANNING UNIT 7 - PHASE 8, Collin County, TX, \$400,000.00, Highland Homeloans Llc

Tabatha Orr Fahrney Et Al to, Michael Franciscus Vollebregt Et Al, Po Box 2794, Lake Arrowhead, CA, 92352, 06 20 25, Lot 7 Block G LIGHT FARMS THE SAGE NEIGHBORHOOD PHASE 2, Collin County, TX, \$484,000.00, Highlands Residential Mortgage Ltd.

Inspira Financial Trust LLC Et Al to, Cierra Bliss Keltner, 4428 Private Rd. 5216, Princeton, TX, 75407, 06 30 25, 0.45 Acres FRANCISCO DE LA PINA 1151 ACRE SURVEY ABSTRACT NO. 689, Collin County, TX, \$304,385.00, United Wholesale Mortgage Llc

Dfh Coventry LLC to, Gregory E. Hardesty Sr. Et Al, 2609 Cedar Valley Cove, McKinney, TX, 75071, 06 26 25, Lot 7 Block K TRINITY FALLS PLANNING UNIT 8 - PHASE 2, Collin County, TX, \$540,038.00, New American Funding Llc

Davidson Homes LLC to, Michael Dean Mooring Et Al, 215 Brainwerly Dr., Josephine, TX, 75173, 07 02 25, Lot 8 Block B WAVERLY ESTATES PHASE 1A, Collin County, TX, \$432,816.00, New American Funding Llc

D.R. Horton - Texas Ltd. to, Cindy Mora Et Al, 6215 Surfside Dr, Princeton, TX, 75407, 07 02 25, Lot 5 Block P RANGER CROSSING PHASE 3, Collin County, TX, \$284,245.00, Dhi Mortgage Company Ltd.

D.R. Horton - Texas Ltd. to, Sybil Evans, 6305 Surfside Dr, Princeton, TX, 75407, 07 02 25, Lot 2 Block P RANGER CROSSING PHASE 3, Collin County, TX, \$250,371.00, Dhi Mortgage Company Ltd.

Karissa R Blair Et Al to, Daniel Aaron Jackson Et Al, 6428 Shoreline Ln., Princeton, TX, 75407, 07 01 25, Lot 29 Block F RANGER CROSSING PHASE 1B, Collin County, TX, \$277,776.00, American Financial Network Inc.

CONTINUED ON NEXT PAGE

*CONTINUED FROM PREVIOUS PAGE***DALLAS**

Luz A. Cruz to, Yaakov Harris Et Al, 7157 Nicole Pl., Dallas, TX, 75252, 06 26 25, Lot 3 Block 14/8726 NICOLE PLACE ADDITION, Dallas, TX, \$384,106.00, East Coast Capital Corp.

Yi Zhan Et Al to, Rick T. Waldo and Kindra S. Waldo Family Living Trust Et Al, 6125 Stapleford Cir., Dallas, TX, 75252, 07 01 25, Lot 28 Block F/8736 CAMBRIDGE GATE, Dallas, TX, \$806,500.00, Inwood National Bank

Ray A. Et Al to, Rebecca Jian Et Al, 18115 Frankford Lakes Cir., Dallas, TX, 75252, 07 01 25, Lot 3 Block E/8736 FRANKFORD LAKE ADDITION, Dallas, TX, \$472,500.00, American Financial Network Inc.

Greene Revocable Trust Et Al to, Jessica Witt Et Al, 5414 Harbor Town Dr., Dallas, TX, 75287, 06 30 25, Lot 2 Block 1/8757 BENT TREE NORTH NO. 1 SECTION 3, Dallas, TX, \$1,900,000.00, American Mortgage Advisors Inc.

Marshall Brook Cusey Et Al to, Maria Jose Volkmer Et Al, 17765 Sage Ln., Dallas, TX, 75252, 06 26 25, Lot 16 Block 1/8735 UNIVERSITY PLACE ADDITION PHASE ONE (1), Dallas, TX, \$449,910.00, American Financial Network Inc.

Merlin Moncure Et Al to, Saurav Joshi Et Al, 4219 Voss Hills Pl., Dallas, TX, 75287, 06 30 25, Lot 28 Block K/8740 ROSEMEADE PLACE, Dallas, TX, \$458,100.00, Woodward Home Lending Llc

FARMERSVILLE

Tshh LLC to, Walter Wilbert Ward Et Al, 4007 Sage Dr., Farmersville, TX, 75442, 06 30 25, Lot 12 Block G FINAL PLAT LAKEHAVEN PHASE 2, Farmersville, TX, \$393,900.00, Union Home Mortgage Corp

FRISCO

Geoffrey Roise Et Al to, David Lumpkin Et Al, 5916 Orchard Park Dr., Frisco, TX, 75034, 06 30 25, Lot 18 Block B STARWOOD PHASE ONE - VILLAS OF STAR CREEK (VILLAGE 2) AND (VILLAGE 3), Frisco, TX, \$725,000.00, Guaranteed Rate Affinity Llc

William Reid Et Al to, Andre Emerson Et Al, 10613 Raleigh Dr., Frisco, TX, 75035, 06 27 25, Lot 20 Block C THE PLANTATION RESORT PHASE 1A, Frisco, TX, \$476,000.00, Guaranteed Rate Inc

Jose Herrera Et Al to, Zooley Baker, 5817 Belle Chasse Ln., Frisco, TX, 75035, 06 30 25, Lot 15 Block 25 PLANTATION RESORT LAKE BROOK FARMS PHASE 7B, Frisco, TX, \$340,200.00, Rlm Mortgage Llc. DbA Caprock Home Loans

Blue Snake Trust Et Al to, Tyler Clinton Cain Et Al, 7555 Tournament Rd., Frisco, TX, 75035, 06 30 25, Lot 12A Block B PRESTON RIDGE PHASE ONE, Frisco, TX, \$311,000.00, Pennymac Loan Services Llc

John E. Pearson to, John Issac Vijay Kumar Christie Et Al, 12268 Cheyenne Moon Ln., Frisco, TX, 75035, 06 30 25, Lot 10 Block S PRAIRIE VIEW PHASE 3, Frisco, TX, \$760,000.00, Freedom Mortgage Corporation

Mattamy Texas LLC to, Supriya Bethi, 4169 Humboldt St., Frisco, TX, 75034, 06 30 25, Lot 21 Block F WADE SETTLEMENT PHASE TWO, Frisco, TX, \$565,146.00, Mattamy Home Funding Llc

Gavin Britz Et Al to, Carlos Alberto Loeza Et Al, 14616 Overland Park Ln, Frisco, TX, 75035, 07 01 25, Lot 34 Block C VILLAGES OF STONELAKE ESTATES PHASE IIB, Frisco, TX, \$600,000.00, Sampson 852 Llc

Utkarsh Devendra Gandhi Et Al to, Hitesh Ahir Et Al, 14662 Gentle Breeze Rd., Frisco, TX, 75035, 07 01 25, Lot 15 Block C COLLINSBROOK FARM PHASE 2, Frisco, TX, \$831,000.00, Merchants Home Lending

Frisco 1989 LLC to, Hamza A. Zawaideh, 4611 San Marcos Way, Frisco, TX, 75034, 06 26 25, Lot Nine (9) Block F STONELAKE ESTATES WEST, Frisco, TX, \$364,500.00, Crebrid Llc

Caitlin A Castro Et Al to, John Thangaraj Et Al, 12748 Gillon Dr., Frisco, TX, 75035, 07 01 25, Lot 16 Block E CREEKSIDE AT PRESTON PHASE 2, Frisco, TX, \$344,000.00, Swbc Mortgage Corporation

First Texas Homes Inc. to, Gopal Reddy Kondam Et Al, 12077 Crystal Springs Ln, Frisco, TX, 75035, 07 01 25, Lot 5 Block W COLLINSBROOK FARM PHASE 5, Frisco, TX, \$580,000.00, Crosscountry Mortgage Llc

Michael W. Kosanke Et Al to, Ajit Kulkarni Et Al, 3717 Drew Dr., Frisco, TX, 750355282, 06 27 25, Lot 13 Block E PREST-MONT - PHASE II, Frisco, TX, \$549,450.00, United Wholesale Mortgage Llc

Philip Mbley Et Al to, Stephanie Barnes Et Al, 13300 Lyndhurst Dr., Frisco, TX, 75035, 06 30 25, Lot 2 Block K CY-PRESS CREEK PHASE 1, Frisco, TX, \$771,400.00, First United Bank And Trust Company

Landon Homes L.P. to, Ankush Sethi, 11322 Mouser Ln., Frisco, TX, 75035, 06 30 25, Lot 18 Block BB LEXINGTON

PARKS PHASE TEN, Frisco, TX, \$748,598.00, Jpmorgan Chase Bank N.A.

Bhaskara Arroju Et Al to, Sirhari Swamy Gudimella Et Al, 11805 Chaparral Dr., Frisco, TX, 75035, 06 27 25, Lot 6 Block P FRISCO HEIGHTS-PHASE 3, Frisco, TX, \$465,115.00, United Wholesale Mortgage

Elizabeth Marie Harpole Sharp to, Jaiganesh Arulpragasam Et Al, 11513 Seaside Ln., Frisco, TX, 75035, 06 30 25, Lot 10 Block B STONELAKE ESTATES PHASE IV, Frisco, TX, \$735,000.00, Nuwave Lending Llc

Cartus Financial Corporation to, Adam Fish Et Al, 15083 Nottingham Ln., Frisco, TX, 75035, 07 01 25, Lot 3 Blok L VILLAGES OF STONELAKE ESTATES PHASE 1B, Frisco, TX, \$806,200.00, Provident Funding Associates L.P.

Shaddock Homes Ltd. to, Stephen J. Capurso Et Al, 15517 Crape Myrtle Rd., Frisco, TX, 75035, 06 30 25, Lot 14 Block O THE GROVE FRISCO PHASE 7, Frisco, TX, \$450,000.00, Willow Bend Mortgage Company Llc

Charles Haley Et Al to, Ghoutiemeh LLC, 1112 Sunrise Dr., Allen, TX, 75002, 06 30 25, 0.531 Acres WILLIAM B. WATKINS SURVEY ABSTRACT NUMBER 1004, Frisco, TX, \$2,436,000.00, Charles Haley And Dianne Haley

Richard J. Scislowski Et Al to, Girish Muthaiah, 14548 Blakehill Dr., Frisco, TX, 75035, 07 01 25, Lot 27 Block K TURNBRIDGE MANOR PHASE THREE, Frisco, TX, \$560,000.00, Champions Mortgage

Steven Mears Et Al to, Khalid Rayaz Et Al, 9747 Crown Ridge Dr., Frisco, TX, 75035, 06 28 25, Lot 7 Block A CROWN RIDGE PHASE 1, Frisco, TX, \$620,000.00, Rocket Mortgage Llc

Gary Mack Brittain Jr Et Al to, How-Jeng Lawn Et Al, 11748 Chaucer Dr., Frisco, TX, 75035, 07 03 25, Lot 1 Block K PARK-SIDE ESTATES NO. 2, Frisco, TX, \$520,000.00, United Wholesale Mortgage Llc

Highland Homes-Dallas LLC to, Kumarg Family Trust Et Al, 14700 Stygian Ln., Frisco, TX, 75035, 07 02 25, Lot 19 Block A THE GROVE FRISCO PHASE 10, Frisco, TX, \$1,452,000.00, Citibank N.A.

Primum LLC to, Eiavara Capital Group LLC, 7101 Custer Rd. Ste. 630, Frisco, TX, 75035, 07 02 25, Unit 630 Building 6 CUSTER ROLATER RETAIL CONDOMINIUMS, Frisco, TX, \$474,563.00, Cadence Bank

JOSEPHINE

Astoria Homes LLC to, Whitney Dellis Starks Et Al, 314 Mercer Dr., Josephine, TX, 75173, 06 30 25, Lot 15 Block A DEBERRY HERITAGE, Josephine, TX, \$332,858.00, Highlands Residential Mortgage Ltd.

Starlight Homes Texas L.L.C. to, Eric Smith Jr. Et Al, 817 Lexington Ln., Josephine, TX, 75173, 06 27 25, Lot 42 Block F LIBERTY RANCH, Josephine, TX, \$284,737.00, Velocio Mortgage L.L.C.

LAVON

Bloomfield Homes L.P. to, Amanda Williams, 108 Winterwood Dr., Lavon, TX, 75166, 07 01 25, Lot 23 Block M BEAR CREEK PHASE 4, Lavon, TX, \$356,040.00, Cmg Mortgage Inc. DbA Cmg Home Loans

K. Hovnanian Dfw Elevon LLC to, Robert Todd Calkins Et Al, 751 Rustic Ridge Dr., Lavon, TX, 75166, 06 27 25, Lot 6 Block A ELEVON SECTION E PHASE 2A, Lavon, TX, \$295,000.00, K. Hovnanian American Mortgage Llc

K. Hovnanian Dfw Elevon LLC to, Aaron Kent Nicholson Et Al, 743 Emerall Hts, Lavon, TX, 751661003, 06 27 25, Lot 55 Block F ELEVON SECTION 2 PHASE 2A, Lavon, TX, \$525,000.00, K. Hovnanian American Mortgage Llc

Tshh LLC to, Azizullah Salih Et Al, 403 Silver Springs Ln., Lavon, TX, 75166, 07 02 25, Lot 15 Block C LAKEPOINTE PHASE III, Lavon, TX, \$422,201.00, Republic State Mortgage Company

Meritage Homes of Texas LLC to, Jackson Leveridge, 908 Dayflower Ct., Lavon, TX, 75166, 06 27 25, Lot 23 Block T TRAILS OF LAVON PHASE 3, Lavon, TX, \$359,000.00, Loan-depot.Com Llc

K. Hovnanian Dfw Elevon LLC to, Riley David Seaburg Et Al, 777 Rustig Ridge Dr, Lavon, TX, 751662068, 07 02 25, Lot 5 Block B ELEVON SECTION 2 PHASE 2A, Lavon, TX, \$565,000.00, K. Hovnanian American Mortgage Llc

Tshh LLC to, Samuel Amoako Darko Et Al, 6304 Sudbury Ln., Mesquite, TX, 75181, 07 01 25, Lot 32 Block I LAKE-POINTE PHASE III, Lavon, TX, \$293,241.00, Champions Funding Llc

Hmh Lifestyles L.P. to, Lisa A. Ross Et Al, 450 Tender Summit, Lavon, TX, 75166, 07 03 25, Lot 67 Block A ELEVON SECTION 2 PHASE 2B-1, Lavon, TX, \$324,166.00, Pikeview Mortgage Llc DbA Lifestyle Home Lending

LOWRY CROSSING

Brightland Homes Ltd. to, Alexander Bryan Fletcher Et Al, 603 Martell Rd., Lowry Crossing, TX, 75069, 07 03 25, Lot 2 Block K SIMPSON CROSSING PHASE 2, Lowry Crossing,

TX, \$384,750.00, Brookhollow Mortgage Services Ltd.

LUCAS

Benjamin Crabb Et Al to, Darren Allan Lancaster, 1128 Kiowa Dr E, Lake Kiowa, TX, 76240, 06 26 25, Lot 17 Block A STINSON HIGHLANDS PHASE 3, Lucas, TX, \$1,425,000.00, Jpmorgan Chase Bank N.A.

MCKINNEY

Cory Baker Et Al to, Geeta Maggu, 10140 Kingsland Trl, Mckinney, TX, 75072, 06 30 25, Lot 2 Block N THE RESERVE AT WESTRIDGE PHASE 1A, Mckinney, TX, \$360,029.00, Nexa Mortgage.

Tshh LLC to, John Oghenero Tobor Et Al, 1004 London Town Ln., Mckinney, TX, 75071, 06 27 25, Lot 22 Block H FINAL PLAT OF EASTRIDGE PHASE 3, Mckinney, TX, \$363,288.00, Republic State Mortgage Company

Viking King Living Trust Et Al to, Green Revocable Trust Et Al, 6405 Carmel Falls Ct., Mckinney, TX, 75072, 07 01 25, Lot 11 Block C KINGS LAKE, Mckinney, TX, \$400,000.00, Cross-country Mortgage Llc

Weekley Homes LLC to, Edward Hyun Chang, 3420 Mescalbean Dr., Mckinney, TX, 75071, 06 27 25, Lot 20 Block J PAINTED TREE VILLAGE NORTH PHASE 1B, Mckinney, TX, \$497,241.00, Priority Home Mortgage L.P.

Bhuvaneswari Rajratnam Et Al to, Danzhi Wu Et Al, 10828 Frost Pl., Mckinney, TX, 75071, 06 27 25, Lot 52 Block R HIGHLANDS AT WESTRIDGE, Mckinney, TX, \$458,500.00, Aaa Capital Investment Inc.

Dennis Waish to, Anderson Jackson Et Al, 604 Lake Village Dr, Mckinney, TX, 75071, 07 01 25, Lot 17 Block D THE VILLAGES OF LAKE FOREST PHASE III, Mckinney, TX, \$444,138.00, Rocket Mortgage Llc

Jeffrey Scott Tilley Et Al to, Clara Concepcion Cuellar Et Al, 3608 Delta Dr, Mckinney, TX, 75071, 06 30 25, Lot 13 Block C RECORD PLAT PARK RIDGE, Mckinney, TX, \$440,000.00, Sfmcc Lp DbA Great Western Home Loans

Sean Beckham to, Panchhil Sharma, 7308 Van Tuel Pkwy, Mckinney, TX, 75070, 06 26 25, Lot Nineteen (19) Block D SPICEWOOD AT CRAIG RANCH PHASE 1B, Mckinney, TX, \$484,000.00, Guaranteed Rate Inc.

Kenneth Carter Et Al to, Jake L. Blair Et Al, 2500 Tremont Blvd., Mckinney, TX, 75071, 07 01 25, Lot 8 Block V TUCKER HILL PHASE 2B, Mckinney, TX, \$641,250.00, Nuwave Lending Llc

Sung Hwan Kim Et Al to, Brandon Nix Et Al, 6854 Stonecrop Dr., Mckinney, TX, 75070, 07 01 25, Lot 16 Block A LIBERTY HILL, Mckinney, TX, \$507,450.00, Cmg Mortgage Inc. DbA Cmg Home Loans

Kevin Skiles Et Al to, Nicholas Harker Et Al, 8401 Port Royal Ln, Mckinney, TX, 75072, 06 30 25, Lot 14 Block A THE GALLERY AT STONEBRIDGE, Mckinney, TX, \$640,000.00, Integrity Mortgage Corporation Of Texas

Cole Smith Et Al to, Teresa Maria Vergara Et Al, 2405 Emerald Ln., Mckinney, TX, 75071, 06 30 25, Lot 7 Block E SANDY-GLEN ADDITION PHASE III, Mckinney, TX, \$299,250.00, Emporium Tpo Llc

Taylor Lee Empey Et Al to, Kevin Zvokel, 3212 Goose Ln., Mckinney, TX, 75071, 07 01 25, Lot 14 Block Y PRESERVE AT HONEY CREEK PHASE 2, Mckinney, TX, \$280,500.00, Nbh Bank

Dfh Coventry LLC to, Benjamin Childress Et Al, 4008 Gervais Dr., Mckinney, TX, 75070, 06 30 25, Lot 9 Block PAINTED TREE WOODLAND EAST PHASE 1, Mckinney, TX, \$716,542.00, Jet Homeloans Lp

Terry L. Wright to, Seth Michael Hoffmans, 7913 Elk Mountain Trl., Mckinney, TX, 75070, 06 30 25, Lot 6 Block AC CRAIG RANCH NORTH PHASE 2B, Mckinney, TX, \$377,746.00, Better Mortgage Corporation

Toll Southwest LLC to, Harish Sethi Et Al, 6787 Olive Branch Ave., Mckinney, TX, 75071, 06 30 25, Lot 58 Block A ASTER PARK PHASE 1B1, Mckinney, TX, \$830,476.00, Jpmorgan Chase Bank N.A.

M/I Homes of Dfw LLC to, Sathwik Reddy Banda Et Al, 7212 Monarch Trl., Mckinney, TX, 75071, 06 24 25, Lot 32 Block I ASTER PARK PHASE 1B2, Mckinney, TX, \$576,000.00, M/I Financial Llc

Andrew Butler Et Al to, Carmen Michael Disilvestro Et Al, 3525 Dancer Rd., Celina, TX, 75009, 06 27 25, Lot 19 Block DD TUCKER HILL PHASE 4, Mckinney, TX, \$830,725.00, First Bank

Anjan Sen Et Al to, Chasa A Manseth Et Al, 6123 Arbor Hills Way, The Colony, TX, 75056, 06 30 25, Lot 15 Block A VIL-LAGE PARK PHASE 1A, Mckinney, TX, \$410,000.00, Bank Of America N.A.

Brett Farr and Patty Farr Revocable Living Trust Et Al to, Alexander Ramirez Et Al, 2425 Chapel Oaks Dr., Mckinney, TX, 75071, 06 27 25, Lot 22 Block A CHAPEL TRAILS, Mckinney, TX, \$573,750.00, Guild Mortgage Company Llc

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Morgan Tinsley Et Al to, Matthew Buersmeyer Et Al, 5305 Sandalwood Dr., Mckinney, TX, 75072, 07 01 25, Lot 18 Block A ARBOR HOLLOW, Mckinney, TX, \$425,000.00, Eustis Mortgage Corporation

Shaddock Homes Ltd. to, Keri A Frankel Et Al, 6824 Tadpole Trl., Mckinney, TX, 75071, 06 30 25, Lot 19 Block I ASTER PARK PHASE 1B2, Mckinney, TX, \$400,000.00, Willow Bend Mortgage Company Llc

Ik Joo Lee Et Al to, Praveen Tiwari Et Al, 12400 Buffalo Gap Dr., Mckinney, TX, 75071, 06 30 25, Lot 33 Block L PARCEL 1704 PHASE 3, Mckinney, TX, \$428,880.00, Pacific Green Funding

Gabriele Christine Paxton to, Maxwell Chang, 3504 Bluebird Ln, Mckinney, TX, 75071, 06 24 25, Lot 39 Block AT PRESERVE AT HONEY CREEK PHASE 6, Mckinney, TX, \$259,000.00, Navy Federal Credit Union

Mohand A. Abdulridha Et Al to, Andrew Joe Scholl Et Al, 1912 White Oak Rd., Mckinney, TX, 75072, 06 27 25, Lot 11 Block E HILLSBOROUGH, Mckinney, TX, \$474,600.00, Ark-La-Tex Financial Services Llc

Viororia Otchere-Darko to, Madeline Moore, 1862 Shady Ln, Lucas, TX, 75002, 06 27 25, Lot 19 Block B HIGH POINTE PHASE 5A, Mckinney, TX, \$318,250.00, Park Lending Services Inc.

Perry Christopher Williams Et Al to, Wei Luo, 8613 Verona Dr., Mckinney, TX, 75071, 07 02 25, Lot 57 Block F ESTATES OF VERONA PHASE 2, Mckinney, TX, \$676,000.00, Lending Base Inc.

Normandy Homes LLC to, Yunhsuan Chiang Revocable Living Trust Et Al, 5621 Golden Sun Ln., Mckinney, TX, 75070, 07 03 25, Lot 6 Block T ESTATES AT STACY CROSSING, Mckinney, TX, \$548,000.00, Highlands Residential Mortgage Ltd.

Eric Tumbelaka Et Al to, Evan Scott McCall Et Al, 4905 Rancho Del Norte Trl, Mckinney, TX, 75070, 06 27 25, Lot 16 Block D CRAIG RANCH NORTH PHASE 1A, Mckinney, TX, \$348,000.00, Neighborhood Loans Inc

Linda L. Hensel to, Kyle Marcus Thomas Et Al, 4819 Sarasota Ln, Mckinney, TX, 75070, 07 02 25, Lot 53 Block A2 PHASE III & IV SEVILLE ADDITION OF THE HIGHLANDS, Mckinney, TX, \$288,000.00, Platinum Eagle Mortgage Llc

Revive Dfw LLC to, Coastal Capital Holdings Inc., 16801 Addison Rd. #410, Addison, TX, 75001, 06 30 25, Lot 21 Block D TRINITY-FALLS PLANNING UNIT 3 PHASE 5A, Mckinney, TX, \$290,000.00, Dfw Investor Lending Llc

Alberto Sainz De La Pena Et Al to, Taylor Lee Empkey Et Al, 5416 Mill Run Dr., Mckinney, TX, 75072, 07 02 25, Lot 65 Block D QUAIL CREEK PHASE 3, Mckinney, TX, \$364,000.00, Union Home Mortgage Corp.

Dominique J. Badji to, John Thomas Fisher Et Al, 3901 Crown Ave, Mckinney, TX, 75070, 07 02 25, Lot 1 Block B RIDGE VIEW TOWNHOMES, Mckinney, TX, \$408,551.00, Rlm Mortgage Llc

Hlm Lot Venture Ltd. to, Windsor Homes Cumberland LLC, 5310 Harvest Hill Rd. Ste. 162, Dallas, TX, 75230, 07 03 25, Lot 18 Block A PROVIDENCE COVE, Mckinney, TX, \$623,159.00, Spectra Bank

Dale E Monk Et Al to, Arron Romero, 3917 Iris Ct, Mckinney, TX, 75070, 07 02 25, Lot 18 Block CC ELDORADO HEIGHTS SECTION II PHASE VII-A, Mckinney, TX, \$382,000.00, Mortgageone Inc.

MELISSA

Starlight Homes Texas L.L.C. to, Rupa Subrahmanyam Saripalli, 15001 Appaloosa Dr, Frisco, TX, 75035, 06 26 25, Lot 55 Block A MEADOW PARK PHASE 1B, Melissa, TX, \$266,243.00, Laxmi Narayan Enterprises Inc.

Crush It Trust Et Al to, Hector Manuel Anguita Jr. Et Al, 2402 Berry Grove Ct., Melissa, TX, 75454, 07 27 25, Lot 101 Block A BERRY FARMS, Melissa, TX, \$640,000.00, Omni-Fund Inc.

Yizhang Xu to, Kai Jin, 2289 Wind Meadow Ln., Lewisville, TX, 75056, 06 25 25, Lot 17 Block D AMENDED PLAT OF LIBERTY PHASE 1, Melissa, TX, \$262,500.00, Wintex Group Llc Dba First Lending

NEVADA

David G. Anderson Et Al to, Robert Joseph Herrera Et Al, 1044 Savannah, Nevada, TX, 751738452, 06 30 25, Lot 8 Block C DIXIELAND FARMS, Nevada, TX, \$339,845.00, The Mortgage Link Inc.

PARKER

Grand Homes 2014 L.P. to, Muhammad Marouf Chaudhry Et Al, 5404 Windsor Way, Parker, TX, 750021149, 06 30 25, Lot 27 Block I WHITESTONE ESTATES PHASE 5, Parker, TX, \$1,634,474.00, Austin Bank

PLANO

Kevin Raymond Shelley to, Lynda Fryatt Et Al, 4604 Ainsley Dr., Plano, TX, 75024, 07 01 25, Lot 4 Block D WELLINGTON AT PRESTON MEADOWS PHASE II, Plano, TX, \$616,500.00, American Portfolio Mortgage Corporation

Adam Cox to, Vikas Gautam, 9117 Roundbluff Rd., Plano, TX, 75025, 06 25 25, Lot 30 Block O THE FAIRWAYS OF RIDGEVIEW NO. 3, Plano, TX, \$552,500.00, American Portfolio Mortgage Corporation

Ashwin Periagaram Et Al to, Raheel A Alam Et Al, 2421 Kemerton Dr., Plano, TX, 75025, 06 30 25, Lot 18 Block A KATHRYN PARK, Plano, TX, \$484,000.00, Devline Inc. Dba Loansource Real Estate Loans

Caryn Anne Dula to, Xavier David Nicolas Rouault Et Al, 8036 Marathon Dr., Plano, TX, 75024, 06 27 25, Lot 5 Block E CRYSTAL CREEK, Plano, TX, \$628,000.00, Hsbc Bank Usa Na

Karen E. Hollon to, Spectra Homes LLC, 11816 Inwood Rd Ste 123, Dallas, TX, 75244, 06 26 25, Lot 17 Block D THE HOMESTEAD SECTION ONE, Plano, TX, \$310,000.00, R7 Realty Llc

D.R. Horton - Texas Ltd. to, Hamidreza Shahrokh Shahi, 4527 Cinema St, Plano, TX, 75024, 06 30 25, Lot 5 Block D MUSTANG SQUARE RESIDENTIAL, Plano, TX, \$573,361.00, Dhi Mortgage Company Ltd.

Ellen C. White to, Vajihha Zehra Et Al, 1021 Summertree Cir., Plano, TX, 75025, 06 30 25, Lot 14 Block 3 CROSS CREEK EAST, Plano, TX, \$373,450.00, Zillow Home Loans Llc

David F Maez Et Al to, Keely M. Voytovich Et Al, 2020 Wind-ing Hollow Ln, Plano, TX, 75093, 06 30 25, Lot 5 Block B WILLOW BEND LAKES PHASE I, Plano, TX, \$806,500.00, Guaranteed Rate Inc.

Andrew Francis Cardamone Et Al to, Evan Hoover, 3345 Sherwood Dr., Mckinney, TX, 75074, 07 01 25, Lot 13 Block 15 VILLAGE NORTH NO. 3, Plano, TX, \$289,000.00, Jpmorgan Chase Bank N.A.

Rychal LLC to, Luis Alonzo Castro Cardozo Et Al, 1637 Shreveport Trl., Plano, TX, 75023, 06 27 25, Lot 21 Block PP SIXTH INCREMENT PARK FOREST NORTH, Plano, TX, \$284,747.00, Texas Regional Bank

Jeffrey Sapienza Et Al to, Brooke J. Bonadies, 1812 Brown Stone Dr., Plano, TX, 75074, 06 26 25, Lot 6 Block A OAK POINT ESTATES PHASE II, Plano, TX, \$332,625.00, Nuwave Lending Llc

Neighbor To Neighbor Homes LLC to, Bandeira International Investments LLC, 4611 Durst Ln., Prosper, TX, 75078, 06 30 25, Lot 12 Block 7 PARK RIDGE, Plano, TX, \$508,900.00, Trident Realty Investments Llc

Lizzy Irvin Et Al to, Sarah Katherine Russell Et Al, 1601 Geneva Ln., Plano, TX, 75075, 07 01 25, Lot 14 Block 6 SECTION I PITMAN CREEK NORTH, Plano, TX, \$407,250.00, Cmg Mortgage Inc. Dba Cmg Home Loans

Milton A. Whitham Et Al to, Holly R. Henderson, 4713 Durham Dr., Plano, TX, 75093, 06 27 25, Lot 23 Block B PRESTON VILLAGE PHASE 1, Plano, TX, \$544,000.00, The Northern Trust Company

Van L. Thoreson Et Al to, Dallas Alford Sessions, 2213 Cardinal Dr., Plano, TX, 75023, 06 27 25, Lot 6 Block E QUAIL CREEK ADDITION, Plano, TX, \$376,000.00, Watermark Capital Inc.

Dogness Group LLC to, Sainaga LLC, 4512 Legacy Dr. Unit 100, Plano, TX, 75024, 06 27 25, Units C-100 and C-200 SPRING CREEK OFFICE PARK, Plano, TX, \$975,000.00, Texas Security Bank

Jesus Gerardo Lopez Et Al to, Xiaolin Qin Et Al, 8016 Strecker Ln., Plano, TX, 75025, 06 30 25, Lot 11 Block F HIGHLANDS RIDGE VII, Plano, TX, \$528,000.00, Wintex Group Llc Dba First Lending

Nageshwar Koganti Et Al to, Chinh-Yang Juan, 4625 Black-shear Trl, Plano, TX, 75093, 07 25 25, Lot 13 Block D PRESTON LAKES PHASE FOUR, Plano, TX, \$1,130,000.00, Cadence Bank

Yang Song to, Beckham Capital Group LLC, 2323 N. Akard St. #1208, Dallas, TX, 75201, 06 30 25, Lot 6 Block B TIMBER BROOK WEST, Plano, TX, \$384,000.00, Capital Fund I Llc Isaoa

Carole Ann Steele Et Al to, Daniel Nalin Et Al, 2612 Barrington Dr., Plano, TX, 75093, 07 01 25, Lot 1 Block D GLEN MEADOWS, Plano, TX, \$566,900.00, Sofi Bank National Association

Paul Chapman Et Al to, Zhuo Deng Et Al, 4551 Risinghill Dr., Plano, TX, 75024, 07 02 25, Lot 18 Block G PRESTON HOLLOW ADDITION, Plano, TX, \$450,500.00, Wintex Group Llc Dba First Lending

David Andrew Hanzl to, Michelle Nichole Hejl Et Al, 6748 Bastille Dr, Plano, TX, 75024, 07 02 25, Lot 8 Block F FAIR-FAX HILL, Plano, TX, \$358,000.00, Ark-La-Tex Financial Services Llc

Sheila Kottler to, Rizwah Ahmed Et Al, 5932 Lennox Hill Dr., Plano, TX, 75093, 07 01 25, Lot 9 Block A PARKBROOKE PHASE TWO SECTION TWO, Plano, TX, \$745,750.00, Jpmorgan Chase Bank N.A.

Shawn P. Parks to, Seif M Refaat Et Al, 4621 Home Pl, Plano, TX, 75024, 07 01 25, Lot 27 Block C DEERFIELD WEST, Plano, TX, \$520,400.00, American Portfolio Mortgage Corporation

PRINCETON

M/I Homes of Dfw LLC to, Keedren Arnes Boston Et Al, 413 Forsyth Dr., Princeton, TX, 75407, 06 27 25, Lot 30 Block A FOREST PARK PHASE 2, Princeton, TX, \$402,573.00, M/I Financial Llc.

Beazer Homes Texas L.P. to, Michael Edward Mckenzie Et L, 1920 Dove Dr., Princeton, TX, 75407, 06 30 25, Lot 22 Block E WHITEWING TRAILS PHASE 2A, Princeton, TX, \$433,291.00, Ark-La-Tex Financial Services Llc

Meritage Homes of Texas LLC to, Tina Ahu, 417 Bertney Dr., Mckinney, TX, 75071, 06 27 25, Lot 14 Block H EASTRIDGE PHASE 1B, Princeton, TX, \$360,602.00, Loan-depot.Com Llc

Megatel Sicily LLC to, Kalyana Lakshmanan Et Al, 8000 Ashby Ct., Plano, TX, 75025, 06 30 25, Lot 21 Block K SICILY ADDITION PHASE ONE, Princeton, TX, \$348,880.00, Mci Mortgage Inc.

Meritage Homes of Texas LLC to, Yeshua Ortiz Gonzalez, 828 Honeydew Ln., Princeton, TX, 75071, 06 30 25, Lot 240 Block C EASTRIDGE PHASE 3, Princeton, TX, \$382,936.00, Paramount Residential Mortgage Group Inc.

M/I Homes of Dfw LLC to, Raja Gupta Et Al, 405 Forest Park Pkwy., Princeton, TX, 75407, 06 30 25, Lot 16 Block A FOREST PARK PHASE 2, Princeton, TX, \$265,500.00, Champions Funding Llc

Tshh LLC to, Brandon Poninski Et Al, 1101 Airbender Dr., Princeton, TX, 75407, 07 01 25, Lot 45 Block J FINAL PLAT OF WINDMORE PHASE 2, Princeton, TX, \$259,992.00, Newrez Llc

Starlight Homes Texas L.L.C. to, Erica Scott, 153 Bradford Dr., Princeton, TX, 75407, 06 26 25, Lot 45 Block A MONTICELLO PARK PHASE 4, Princeton, TX, \$252,278.00, Midwest Mortgage Associates Corp.

Brightland Homes Ltd. to, Tyler Jamison Sangster, 813 Whitmore Dr., Princeton, TX, 75071, 06 30 25, Lot 9 Block Z WESTRIDGE PHASE 1A, Princeton, TX, \$429,380.00, Brookhollow Mortgage Services Ltd.

Richard Mark Rehman Et Al to, Leslie Aaron Jackson, 418 Rawhide Way, Princeton, TX, 75407, 06 23 25, Lot 20 Block M WINCHESTER CROSSING PHASE 2, Princeton, TX, \$314,204.00, Fairway Independent Mortgage Corporation

Reydesel Flores Et Al to, Carlos A. Serrato Granados Et Al, 1102 Grace Dr., Princeton, TX, 75407, 06 30 25, Lot 11 Block E VILLAS OF MONTE CARLO PHASE ONE, Princeton, TX, \$286,150.00, Gateway Mortgage

Meritage Homes of Texas LLC to, Numondzhon Gafurov Et Al, 506 Travine Dr., Mckinney, TX, 75071, 06 23 25, Lot 8 Block L SOUTHRIDGE PHASE 2A, Princeton, TX, \$282,000.00, Loandepot.Com Llc

Beazer Homes Texas L.P. to, Jennifer Baines, 2011 Partridge Rd., Princeton, TX, 75407, 06 27 25, Lot 4 Block D WHITEWING TRAILS PHASE 2A, Princeton, TX, \$430,048.00, Guild Mortgage Company Llc

Beazer Homes Texas L.P. to, Nathan Lee Billie Et Al, 1604 Blackbird Ln, Princeton, TX, 75407, 06 27 25, Lot 15 Block I WHITEWING TRAILS PHASE 2A, Princeton, TX, \$448,297.00, Guild Mortgage Company Llc

Arash Didehbani Et Al to, Michael Casillas Jr. Et Al, 352 Scenic Point Dr., Princeton, TX, 75407, 06 30 25, Lot 41 Block G BROOKSIDE PHASE 3, Princeton, TX, \$324,000.00, Integrity Mortgage Corporation Of Texas

Meritage Homes of Texas LLC to, Mohammad Abdelhaq Et Al, 2218 Zephyr Dr., Princeton, TX, 75407, 07 02 25, Lot 22 Block I WINDMORE PHASE 2, Princeton, TX, \$440,598.00, Loandepot.Com Llc

Tre Lee Blayney to, Mckenna Daigle Blayney, 414 Summit Pass Ln., Princeton, TX, 75407, 07 02 25, Lot 19 Block N WINCHESTER CROSSING PHASE 6, Princeton, TX, \$332,000.00, Dhi Mortgage Company

Lgi Homes - Texas LLC to, Richard Anelu Andrew Duze, 1106 Dye Blvd., Princeton, TX, 75407, 06 30 25, Lot Twenty-Eight (28) Block F PRINCETON HEIGHTS PHASE 2, Princeton, TX, \$339,634.00, Loandepot.Com Llc

PROSPER

Chad C Stauffer Et Al to, Michael Katona Et Al, 4251 Glacier Point Ct, Prosper, TX, 75078, 06 30 25, Lot 13 Block L WHITLEY PLACE PHASE II, Prosper, TX, \$1,030,000.00, First Bank

Jeffrey Scot Clayborn Trust Et Al to, Trevor Walter, 1321 Kirkwood Ln., Prosper, TX, 75078, 06 28 25, Lot 29 Block B LAKES OF PROSPER PHASE ONE, Prosper, TX, \$320,000.00, American Portfolio Mortgage Corporation

Jose Luis Andino Et Al to, Yeari Ki Et Al, 1421 Maplewood Dr, Prosper, TX, 75078, 07 02 25, Lot 8 Block E LEGACY

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GARDNES PHASE 1, Prosper, TX, \$980,000.00, Guaranteed Rate Affinity Llc

Michele Barker Steed to, Brian Purdin Et Al, 4301 Mason, Prosper, TX, 75078, 06 30 25, Lot 6 Block A WHITLEY PLACE PHASE 4, Prosper, TX, \$676,350.00, Guaranteed Rate Affinity Llc

Robert W. Sorensen Et Al to, Casey Emerson, 23 Lago Vista West, Wylie, TX, 75098, 06 27 25, Lot 4 Block F WILLOW RIDGE PHASE ONE, Prosper, TX, \$424,000.00, Amwest Funding Corp.

Kelvin Ford Et Al to, Andrew Arellano Et Al, 1121 Crystal Falls Dr., Prosper, TX, 75078, 07 01 25, Lot 20R Block A GENTLE CREEK ESTATES PHASE THREE, Prosper, TX, \$492,000.00, Plains Commerce Bank

Lorie J Ireland Revocable Trust Et Al to, David Vanoni Et Al, 116 Townlake Dr., Prosper, TX, 75078, 07 02 25, Lot 3 Block A GREENSPPOINT-PHASE 1, Prosper, TX, \$577,000.00, American Neighborhood Mortgage Acceptance Com. Llc

Shaddock Homes Ltd. to, Vinod Sivasankaran Et Al, 2741 Winfrey Point, Prosper, TX, 75078, 07 03 25, Lot 5 Block C BROOKHOLLOW WEST, Prosper, TX, \$250,000.00, Willow Bend Mortgage Company Llc

RICHARDSON

Heping Wang Et Al to, Juan Velazquez Et Al, 3606 Edmon-ton Ct, Richardson, TX, 75082, 06 30 25, Lot 16 Block E CAR- RINGTON ESTATES SUBDIVISION PHASE I, Richardson, TX, \$495,853.00, First United Bank And Trust Co.

Samuel Rivera Gomez Et Al to, Timothy Scott Borel Et Al, 2515 Cathedral Dr., Richardson, TX, 75080, 06 30 25, Lot 2 Block M REPLAT OF PALISADES TOWN CENTRAL, Richard- son, TX, \$500,000.00, Jpmorgan Chase Bank N.A.

Nabeel Mohammad Et Al to, Phuongquyen Truong, 5417 Deer Brook Rd., Garland, TX, 75044, 06 26 25, Lot 19 Block C SOUTHPOINTE ESTATES, Richardson, TX, \$310,000.00, Aml Funding Llc DbA Absolute Mortgage & Lending

Benjamin T. Boyd Et Al to, Rafael Lemus Et Al, 3117 Robert Dr., Richardson, TX, 75082, 06 30 25, Lot 21 Block A THE ES- TATES OF BRECKINRIDGE CREEK, Richardson, TX, \$814,800.00, Bokf Na DbA Bank Of Texas

Blake D. Lewis Et Al to, Zachariah Campbell Martin, 1117 Brandy Station, Richardson, TX, 75080, 07 02 25, Lot 11 Block J COTTONWOOD CREEK ESTATES NO. 2 AND 3, Richard- son, TX, \$598,200.00, First-Citizens Bank & Trust Company

ROYSE CITY

Matt Andreola Et Al to, Jon Pugh Et Al, 1501 Hidden Creek, Royse City, TX, 75189, 06 27 25, Lot 32 Block 1 HIDDEN CREEK ESTATES, Royse City, TX, \$260,300.00, Loandepot.Com

D.R. Horton - Texas Ltd. to, Nicky Thomas, 1934 Prospector Ln., Royse City, TX, 75189, 06 30 25, Lot 16 Block C MADERA PHASE 1, Royse City, TX, \$356,990.00, Dhi Mortgage Com- pany Ltd.

Unionmain Homes LLC to, Pauline Iwobi, 2801 King William, Royse City, TX, 75189, 06 01 25, Lot 13 Block B CREEKSIDE PHASE 1B, Royse City, TX, \$273,600.00, Cor- nerstone Home Lending

SACHSE

Christopher Keller Et Al to, Olawale Lawal Jr Et Al, 7503 Tay- lor Ln., Sachse, TX, 75048, 06 30 25, Lot 32 R Block 1 SACHSE FARMS, Sachse, TX, \$495,000.00, Cornerstone First Mortgage Llc

Jason Scott Burch to, Kelly Jean Burch, 8020 Flagstone Ct., Sachse, TX, 75048, 05 22 25, Lot 12 Block I WOODBRIDGE PHASE 19, Sachse, TX, \$340,506.00, American Southwest Mortgage Corp.

VAN ALSTYNE

Beazer Homes Texas L.P. to, Slater Bracken Bausher Et Al, 2532 Freeman St, Anna, TX, 75409, 06 30 25, Lot 14 Block R FINAL PLAT OF CHURCHILL PHASE 2A, Van Alstyne, TX, \$335,314.00, Ark-La-Tex Financial Services Llc

Beazer Homes Texas L.P. to, Raymond Mallari Alvarez Et Al, 2620 Freeman St, Anna, TX, 75409, 06 30 25, Lot 20 Block R FINAL PLAT OF CHURCHILL PHASE 2A, Van Alstyne, TX, \$347,192.00, Ark-La-Tex Financial Services Llc

Beazer Homes Texas L.P. to, Antonio Ayala Et Al, 1618 Hawkins St., Anna, TX, 75409, 07 01 25, Lot 21 Block T THE FIANL PLAT OF CHURCHILL PHASE 2A, Van Alstyne, TX, \$373,107.00, All Western Mortgage Inc.

WESTON

Megatel Venetian LLC to, Hemantkum Bhakta Et Al, 621 Rusty Spurs Pl., Weston, TX, 75097, 06 27 25, Lot 27 Block

EE VENETIAN AT WESTON PHASE 1, Weston, TX, \$325,600.00, Daiyaan Inc. DbA Liberty Home Mortgage

WYLIE

Mark Harren Et Al to, Charlie Bryce Allen, 1121 Twin Lakes Dr, Wylie, TX, 75098, 06 30 25, Lot 11 Block Q TWIN LAKES PHASE V, Wylie, TX, \$327,250.00, Rocket Mortgage Llc

Zachary Caleb Willis Et Al to, Eziokwu Valentine Melkam Et Al, 127 Windsor Dr., Wylie, TX, 75098, 06 26 25, Lot 15 Block B KINSINGTON MANOR ESTATES SECTION 2, Wylie, TX, \$282,150.00, Rocket Mortgage Llc

Grenadier Investments Inc. to, Rafat Hamam, 916 Huffines Blvd., Wylie, TX, 75098, 06 30 25, Lot 1 Block 10 WOOD- BRIDGE VILLAS TRACT A-3 PHASE 2, Wylie, TX, \$336,391.00, Newrez Llc DbA Newrez Mortgage

Matthew Todd Veibell Et Al to, Sean William Epps Et Al, 1801 Emerald Vista Blvd., Wylie, TX, 75098, 06 30 25, Lot 12 Block C EMERALD VISTA PHASE ONE, Wylie, TX, \$365,000.00, Wescom Central Credit Union

Bloomfield Homes L.P. to, Mohammad Sahinur Hossen Et Al, 401 Sparrow Dr., Wylie, TX, 75098, 06 30 25, Lot 36 Block L KREYMER EAST PHASE 2, Wylie, TX, \$630,082.00, Lower Llc DbA Amsw Lending

Andrew Scott Henderson Et Al to, Necdet Saritas, 717 Bald- win Rd., Wylie, TX, 75098, 07 02 25, Lot 18 Block B THE MEADOWS OF BIRMINGHAM PHASE 2, Wylie, TX, \$340,000.00, Cmg Mortgage Inc. DbA Cmg Home Loans

Chandrica R. Moore to, Bassam Abazid, 310 Dona Ana Cv, Helotes, TX, 78023, 07 03 25, Lot 10 Block D WOOD- ED CREEK PHASE 2, Wylie, TX, \$521,550.00, United Wholesale Mortgage Llc Isaoa/Atima

Bloomfield Homes L.P. to, Shirley Ann Littlejohn Et Al, 308 Mandarin Cir., Wylie, TX, 75098, 07 03 25, Lot 7 Block F KREYMER EAST PHASE 2, Wylie, TX, \$530,460.00, Rocket Mortgage Llc

ASSUMED NAMES

New businesses that have registered their trade name and/or DBA (Doing Business As) name with the County of Dallas.

Order: Name of business, address of business or owner's address and owner's name.

THE FOLLOWING ASSUMED NAMES WERE FILED ON JULY 9 2025

JBGREEN VOICEOVER, 1305 Rivercrest Boulevard, Allen, Tx, 75002, Green Joel Burton

NO B.S. JUNK REMOVAL, 450 Business Park Drive Ste 100, Prosper, Tx, 75078, Hover Eric Michael

PEACEFUL FAREWELLS, 3338 Leameadow Drive, Sachse, Tx, 75048, Porter Patricia Ann

GRACE HARMONY HOMES, 1812 Lake Tawakoni Drive, Allen, Tx, 75002, Edomwonyi Nossa / Edomwonyi Julie

PICASSO NAILS & SPA, 15950 Eldorado Pkwy # 200, Frisco, Tx, 75035, Mai Ngan Thu

SEO 1 SERVICES, 4437 Denver Dr, Plano, Tx, 75093, Ya- mani Mohammed Reda

TANG & TSE RESTAURANT, 1911 Kirby Lane, Allen, Tx, 75252, Tang Suihua / Tse Ying-Man

CHIC CATERING, 1175 Montgomery Blvd. Apt 449, Allen, Tx, 75013, Krivchenko Mariia / Kuchmanich Marharyta

SHAPE HEALTH, 5899 Preston Rd, Suite 502, Frisco, Tx, 75034, Fultang Edmund Kuh

LONESTAR ACTUAL, 212 Magnolia Street, Anna, Tx, 75409, Robinson Tavia Laressa

SEPARATION FACTOR, 2158 State Highway 78 S, Farm- ersville, Tx, 75442, Coleman Ambrose C Iii

ONTRAK, 2158 State Highway 78 S, Farmersville, Tx, 75442, Coleman Ambrose C Iii

AMERICAN FITNESS, 424 Andalusian Trl, Celina, Tx, 75009, Jagers William Gage

AY TISH VENTURES, 3609 Willowcreek Trail, Mckinney, Tx, 75071, Faniran Oluwatoyin

HH WINDSHIELD REPAIR & REPLACEMENT, 12897 Teton St, Frisco, Tx, 75035, Shawket Soza A / Shawket Soza

MYSTIC CREEK, 12 Heritage Way, Allen, Tx, 75002, Connor Dwayne Edward

THE FOLLOWING ASSUMED NAMES WERE FILED ON JULY 10 2025

BIANCA TIJERINA MARKETING CONSULTING, 1586 Vz County Road, Grand Saline, Tx, 75140, Tijerina Bianca Leann

EL REY DEL TROMPO, 917 Baxter Drive, Plano, Tx, 75025, Armendariz Reynaldo Sanchez

EXPRESSIVELY FORMED, 508 Graham Ln, Wylie, Tx, 75098, Guerrero Jose Jr

VERTIV CORPORATION, 1821 Thackery Ln, Prosper, Tx, 75078, Nwokeji Folushayo Sean

BRIGHTER SMILES COSMETIC TEETH WHITENING, 2281 E University Drive, Prosper, Tx, 75078, Young Stephanie Jean

ADR SOLUTIONS, 2022 N Beckley Ave, Dallas, Tx, 75208, Smith Regina Elenir

IRON OAK WELDING AND FABRICATION, 1405 Wolf Front Rd, Van Alstyne, Tx, 75495, Mitchell Matthew Alexander

SMD CONSULTING, 2050 N Plano Rd Ste 220E-2, Richard- son, Tx, 75082, Lewis Grady Scott

SPOTTED COW INK, 7809 Brijetta Drive, Frisco, Tx, 75034, Shaffer Louis / Shaffer Lisa

THE FOLLOWING ASSUMED NAMES WERE FILED ON JULY 11 2025

FUZZY FOOT FARM, 2094 Quail Run Rd, Wylie, Tx, 75098, Hart Jamie

BURNING BUSH BBQ, 1505 N Lynn Dr, Wylie, Tx, 75098, Smith James William Jr

BODYBAR PILATES, 596 E Stacy Rd, Suite 1150, Allen, Tx, 75002, Parker Jennifer Leigh / Parker Jennifer

HERNANDEZ CONCRETE, 1828 Pr 5446, Mckinney, Tx, 75069, Hernandez Gonzalo Chiquito / Hernandez Gonzalo

HAWKEYE GOLF TOOL, 8951 Mccutchins Dr, Apt: 1301, Mckinney, Tx, 75070, Annabelle Denise Lopez

SKY VIEW PRO MEDIA, 906 W Mcdermott Dr Suite 116-101, Allen, Tx, 75013, John Paul Alexander

PEACE OF MIND PROPERTY CARE, 1217 Believer Ln, Wylie, Tx, 75098, Matthew Noel Pemberton

MTXC EVENTS, 10550 Rose Bud Ct, Mckinney, Tx, 75072, Kira Marie Gray

VINTAGE VIBES, 2209 17Th St, Plano, Tx, 75074, Krishna Irene Chism Blunt

CAL-TEX LOW VOLTAGE SECURITY, 1656 Hearn Lane, Van Alstyne, Tx, 75495, Fernando Llamas

BOOMERANG BUSINESS COLLECTIVE, 4105 W. Spring Creek Pkwy #611, Plano, Tx, 75024, Shelli Ann Howlett

DISTRICT COURTS

All civil cases filed with Dallas County District Court.

All suits filed in the District Court consist of civil, divorce and juvenile suits are published.

Order: Cause/Case No., plaintiff, defendant, case type, plaintiff attorney.

THE FOLLOWING DISTRICT COURTS WERE FILED ON JULY 21 2025

199-05069-2025 - JPMorgan Chase Bank N.A. vs. Luc Poirier - Consumer/Commercial/Debt

199-05111-2025 - In the Matter of Johnathon Hall - Expunc- tion

199-54322-2025 - In the Interest of Child - Parent Child Re- lationship

219-05068-2025 - Mehriar Aghazadeh Tabrizi & Kathy Mo- hammadi vs. Collin Central Appraisal District - Other Real Property

219-54339-2025 - In the Matter of the Marriage of Amanda Gail Osowski and Justin Daniel Osowski and in the Interest of Child - Divorce with Children

296-05067-2025 - John Darrell Wistl and Marita Wistl v. Wanda Rhodes Howell - Motor Vehicle

296-05070-2025 - Ex Parte Caiden Roberson - Writ of Habeas Corpus-Bond Reduction

296-05093-2025 - Credit Union of Texas vs. Cory Lamont Hurd and Rosa Leona Hurd - Consumer/Commercial/Debt

296-05107-2025 - In the Matter of Kasie Dawn Ostrom - Ex- punction

296-05112-2025 - In the Matter of Titilayo Rachael Oggunniyi - Expunction

366-05075-2025 - Ex Parte Jose Rodriguez Espinosa - Writ of Habeas Corpus-Bond Reduction

366-05086-2025 - The State of Texas v. Thirteen Thousand Dollars (13000.00) in Lawful United States Currency - Seizure & Forfeiture

366-05087-2025 - Armando Perez-Jaramillo individually and as Next Friend to a minor vs. Genevieve Fay Hendrie - Motor Vehicle

366-05108-2025 - The State of Texas vs. 9.76126151 Ethereum / 30000 XRP and 12500 HBAR - Seizure & Forfei- ture

366-05109-2025 - The State of Texas v.1.81895299 Bitcoin and 21.82734232 Ethereum - Seizure & Forfeiture

366-05110-2025 - The State of Texas vs. 0.44300374 Bitcoin - Seizure & Forfeiture

380-05081-2025 - In the Matter of Jubin John - Expunction

380-54323-2025 - In the Matter of the Marriage of Carlos Manuel Balladares and Mara Izolda Balladares - Divorce

401-54324-2025 - In the Matter of the Marriage of Tameka

CONTINUED FROM PREVIOUS PAGE

Daniels and Chris Daniels - Divorce

416-05095-2025 - Allen Retirement Residence LLC (Alexis Estates) vs. Collin Central Appraisal District - Other Real Property

417-54314-2025 - In the Matter of the Marriage of Mark Robert Polle and Kylie Maegan Ridge - Divorce

417-54325-2025 - In the Matter of the Marriage of Rachel Denise Hall and Edward Trey Hall and in the Interest of Child - Divorce with Children

417-54335-2025 - In the Matter of the Marriage of Manuel Luis Martinez and Molly Suzanne Snodgrass Martinez and in the interest of Minor Children - Divorce with Children

417-54343-2025 - In the Interest of A Child - Parent Child Relationship

429-05079-2025 - In the Matter of the Paartition of Real Property Located at 719 Cool Canton Trail Princeton Texas 75407 - Other Real Property

429-05090-2025 - Thomas Wales vs. Marcus Colin Levita and Salvatore Eric Levita - Motor Vehicle

429-05106-2025 - Evolution Hospitality LLC v. JP Morgan Chase Bank National Association; and Bank of America National Association - All Other Civil Cases

429-54315-2025 - In the Matter of the Marriage of Tom Riney and Karen Martin Riney And in the Interest of A Child - Divorce with Children

429-54326-2025 - In the Matter of the Marriage of Yesenia Samanta Torres De La Cruz and Eduardo Alberto Rodriguez Pineda - Divorce

429-54336-2025 - In the Interest of Child - IV-D Support Order

429-54344-2025 - In the Matter of the Marriage of ShaNa Latae Madkins and Cory Dion Madkins - Divorce

429-54353-2025 - In the matter of the marriage of Kirk Douglas Hughes and Alison Hughes - Divorce with Children

THE FOLLOWING DISTRICT COURTS WERE FILED ON JULY 22 2025

199-05117-2025 - Walgreen Co. as Owner and Lessee and Walgreens Co. as Owner and Lessee vs. Collin Central Appraisal District - Other Real Property

199-05129-2025 - Ex Parte Rodolfo Garduno Resendiz - Writ of Habeas Corpus-Bond Reduction

199-05136-2025 - Ex Parte Mohammed Ghaith Abas - Writ of Habeas Corpus-Bond Reduction

199-05149-2025 - Carlos Lewis v. Adonis David Sison - Motor Vehicle

199-05152-2025 - Ex Parte Christian Bolding - Writ of Habeas Corpus-Bond Reduction

219-05113-2025 - Ex Parte Dakota Jade Caddell - Writ of Habeas Corpus-Bond Reduction

219-05114-2025 - Ex Parte Dakota Jade Caddell - Writ of Habeas Corpus-Bond Reduction

219-05144-2025 - Ex Parte Amberly Switzer - Writ of Habeas Corpus-Bond Reduction

219-05146-2025 - Ex Parte Amberly Switzer - Writ of Habeas Corpus-Bond Reduction

219-05148-2025 - Demarco Owens vs. JUBR Trucking LLC and Roosevelt S. Allen - Motor Vehicle

296-05140-2025 - Ex Parte Jonathan Vaughn Lindner - Writ of Habeas Corpus-Bond Reduction

296-05142-2025 - Ex Parte Jonathan Vaughn Lindner - Writ of Habeas Corpus-Bond Reduction

296-05143-2025 - Ex Parte Jonathan Vaughn Lindner - Writ of Habeas Corpus-Bond Reduction

296-05145-2025 - Monkedia LLC vs. Watchdog Nutrition LLC - Consumer/Commercial/Debt

366-05141-2025 - Park Bluff Owners Association Inc. vs. Dennis J. Mccarthy and TJLT Enterprises LLC - Consumer/Commercial/Debt

380-05130-2025 - In the Matter of Angel Gonzalez - Expunction

380-05139-2025 - Charlotte Begando v. Special Fire Systems Inc. and Robert Wayne Robertson - Motor Vehicle

401-05138-2025 - Moiz Shad v. General Motors LLC - Consumer/Commercial/Debt

401-05161-2025 - Blue Ridge Independent School District vs. Jackie Hughes - Tax Cases-District

416-05122-2025 - In the Matter of BRENDA REYES EDWARDS - Occupational Driver License

416-05137-2025 - Azhar Waliani vs. Rediet B. Sitotaw - Motor Vehicle

417-54352-2025 - In the Matter of the Marriage of Hilah Tanev and George Tanev and in the Interest of Children - Divorce with Children

417-54361-2025 - In the Matter of the Marriage of Sara Shirinkam and Adel Edward Alaeddini and in the Interest of Children - Divorce with Children

417-54367-2025 - In the Interest of A Child - Paternity

429-05121-2025 - Sunset Enterprise Group LLC vs. Bilal Khaleeq / Lubna Bilal and CMTH Development Inc. - Con-

sumer/Commercial/Debt

429-05155-2025 - Ralonda Brown vs. Crest Infiniti II LLC d/b/a Crest Infiniti - All Other Civil Cases

THE FOLLOWING DISTRICT COURTS WERE FILED ON JULY 23 2025

199-05160-2025 - Ex Parte Justin Potts - Writ of Habeas Corpus-Bond Reduction

199-05168-2025 - Ex Parte Sadie Constance Laverna Hope - Writ of Habeas Corpus-Bond Reduction

199-05169-2025 - Ex Parte Sadie Constance Laverna Hope - Writ of Habeas Corpus-Bond Reduction

199-05193-2025 - IPXI MF McKinney Investors LLC (McKinney Village Apartments) vs. Collin Central Appraisal District - Other Real Property

199-05212-2025 - In Re: Marc Huntsberry and Christy Hatcher - All Other Civil Cases

219-05165-2025 - US Foods Inc. vs. Mayday Investments LLC D/B/A Meteor Hamburgers - Consumer/Commercial/Debt

219-05211-2025 - Juan Pablo Vasquez vs. Multicon Services LLC - Other Injury or Damage

296-05164-2025 - In Re: Order for Foreclosure 1613 Indigo Trail Allen TX 75002 Under Tex. R. Civ. P. 736 Respondents Jose A. Lucio and Dennise Y. Saldivar-Lucio - Other Contract

296-05189-2025 - Beaumeade Evoke LLC & CAF Evoke Owner LLC v. Collin Central Appraisal District - Other Real Property

296-05210-2025 - IMH-City View Plano LLC vs. Bracane Company Inc. - Consumer/Commercial/Debt

366-05207-2025 - JP Morgan Chase Bank N.A. vs. Deborah Frazer - Consumer/Commercial/Debt

380-05163-2025 - In Re: Order for Foreclosure Concerning 6832 Patrick Lane Plano TX 75024-6368 Under Tex. R. Civ. P. 736 Respondents Joseph Aigbedion / Ibies Aigbedion and Isaac Prince - Other Contract

380-05167-2025 - Ex Parte Christopher Randy Perez - Writ of Habeas Corpus-Bond Reduction

380-05206-2025 - TCAL Property Owner LLC (The Campus at Legacy) v. Collin Central Appraisal District - Other Real Property

380-05219-2025 - Nick Hauk vs. Peter Jackson - All Other Civil Cases

401-05204-2025 - Citibank N.A. vs. Agustina Vasquez - Consumer/Commercial/Debt

416-05188-2025 - Harbert Parkside Investor LP (Parkside at Craig Ranch) vs. Collin Central Appraisal District - Other Real Property

416-05199-2025 - Ex Parte Lia Jane Hosler - Writ of Habeas Corpus-Bond Reduction

416-05203-2025 - JP Morgan Chase Bank N.A. vs. Paulette Guest - Consumer/Commercial/Debt

416-05208-2025 - The Bridge at Heritage Creekside I LLC vs. Collin Central Appraisal District - Other Real Property

429-05172-2025 - Nine01 McDonald LLC vs. Collin Central Appraisal District - Other Real Property

429-05176-2025 - Robert Hope vs. Chris Ramirez / Lizbeth Garcia and Orion McKinney LLC - Other Injury or Damage

429-05177-2025 - Condre Ross v. Skye Pepp - Motor Vehicle

429-05180-2025 - Digital Federal Credit Union vs. Anilkumar Ravuri - Consumer/Commercial/Debt

429-05182-2025 - In the Matter of Nicholas Kubik-Powell and Viridiana Kubik Powell - All Other Civil Cases

429-05192-2025 - 1760 N Ridge (McKinney) Owner LLC & (Gray Branch) vs. Collin Central Appraisal District - Other Real Property

429-05202-2025 - Capital One N.A. vs. Richard A Senase - Consumer/Commercial/Debt

429-05205-2025 - Citibank N.A. vs. Bryan McKinley - Consumer/Commercial/Debt

COUNTY COURTS

All civil cases filed with the County Court of Collin County. All suits filed in the County Court consist of misdemeanor or criminal cases, class C appeals, civil matters, mental health cases and probate matters. Order: Cause/Case No., case type, plaintiff vs. defendant.

THE FOLLOWING COUNTY COURTS WERE FILED ON JULY 21 2025

001-03118-2025 - LVNV Funding LLC vs. Leslie Stewart - Contract-Consumer/Commercial/Debt

001-03121-2025 - Barclays Bank Delaware vs. Jeremiah Odom - Contract-Consumer/Commercial/Debt

001-03128-2025 - Andrew Pomazon and Karlee Pomazon as Next Friends of Minors vs. Consumers County Mutual Insurance Company - Injury or Damage-Motor Vehicle-County

001-03130-2025 - Capital One N.A. successor by merger to Discover Bank v. Kang Cai - Contract-Consumer/Commer-

cial/Debt

001-03133-2025 - Navy Federal Credit Union VS. Theron C Hawkins - Contract-Consumer/Commercial/Debt

001-03136-2025 - Portfolio Recovery Associates LLC VS. Ernest S. Garza - Contract-Consumer/Commercial/Debt

001-03137-2025 - Spring Oaks Capital SPV LLC VS. Christina Vo - Contract-Consumer/Commercial/Debt

001-03141-2025 - Capital One N.A. VS. Brandi J. Bailey - Contract-Consumer/Commercial/Debt

001-03150-2025 - Jefferson Capital Systems LLC vs. Moteya Shabre Hooks - Contract-Consumer/Commercial/Debt

002-03125-2025 - Gray Branch Apartments Venture LLC vs. Candilyn McKee And All Other Occupants - JP Appeal

002-03126-2025 - Capital One N.A. successor by merger to Discover Bank v. Anthony J Liberto - Contract-Consumer/Commercial/Debt

002-03138-2025 - Navy Federal Credit Union VS. Justin A Hamilton - Contract-Consumer/Commercial/Debt

002-03149-2025 - Jefferson Capital Systems LLC vs. Rachel Joy Gannaway - Contract-Consumer/Commercial/Debt

003-03116-2025 - Beckman Coulter Inc. Vs. Frisco Urgent Care & Clinics - Contract-Consumer/Commercial/Debt

003-03124-2025 - LVNV Funding LLC vs. Rickey Thomas - Contract-Consumer/Commercial/Debt

003-03131-2025 - Frisco Apartments Acquisitions LLC vs. Kendyl Brown And All Other Occupants - JP Appeal

003-03142-2025 - Jefferson Capital Systems LLC VS. Brad Boyer - Contract-Consumer/Commercial/Debt

003-03144-2025 - Jefferson Capital Systems LLC vs. Sherissa Mariah Goodson - Contract-Consumer/Commercial/Debt

004-03113-2025 - LVNV Funding LLC vs. Domonique Bowen - Contract-Consumer/Commercial/Debt

004-03120-2025 - Credit Acceptance Corporation vs. Edwin Akowuah - Contract-Consumer/Commercial/Debt

004-03123-2025 - Cavalry Spv I LLC VS. Juana Clemente Cirilo; Jose Ramirez Garcia aka Jose Luis Ramirez Garcia - Contract-Consumer/Commercial/Debt

004-03129-2025 - LVNV Funding LLC VS. Dellex Smith - Contract-Consumer/Commercial/Debt

004-03135-2025 - Portfolio Recovery Associates LLC VS. Reji Kurian - Contract-Consumer/Commercial/Debt

004-03143-2025 - BMF V TX Allure LLC dba Allure North Dallas v. Traylonda Wallace And All Other Occupants - JP Appeal

005-03111-2025 - In The Matter of Mya Henderson and (a minor) vs. Baylor Scott & White Medical - Other Civil Cases

005-03117-2025 - LVNV Funding LLC vs. Earnest Thomas - Contract-Consumer/Commercial/Debt

005-03122-2025 - LVNV Funding LLC vs. David Oliver - Contract-Consumer/Commercial/Debt

005-03146-2025 - ARF Investors LLC v. Anita Canada and all other occupants - JP Appeal

005-03148-2025 - Ex Parte Joshua Rhodes - Occupational Driver License

006-03112-2025 - Bank of America N.A. VS. Helen Z Tesema - Contract-Consumer/Commercial/Debt

006-03114-2025 - LVNV Funding LLC vs. Colt Owens - Contract-Consumer/Commercial/Debt

006-03115-2025 - LVNV Funding LLC vs. Gail F Henkin - Contract-Consumer/Commercial/Debt

006-03119-2025 - LVNV Funding LLC vs. Joe Thorp - Contract-Consumer/Commercial/Debt

006-03127-2025 - Capital One N.A. successor by merger to Discover Bank VS. Ryan P Dix - Contract-Consumer/Commercial/Debt

006-03140-2025 - Capital One N.A. VS. William E. Lammers - Contract-Consumer/Commercial/Debt

006-03147-2025 - Jefferson Capital Systems LLC vs. Joel Stabile - Contract-Consumer/Commercial/Debt

007-03132-2025 - Crown Asset Management LLC vs. Denise J Freeman - Contract-Consumer/Commercial/Debt

007-03134-2025 - Credit Corp Solutions Inc. VS. Gail Donoff - Contract-Consumer/Commercial/Debt

007-03139-2025 - Capital One N.A. VS. Paul B. Poarch - Contract-Consumer/Commercial/Debt

007-03145-2025 - Jefferson Capital Systems LLC vs. Justin Mitchell - Contract-Consumer/Commercial/Debt

THE FOLLOWING COUNTY COURTS WERE FILED ON JULY 22 2025

001-03156-2025 - American Express National Bank VS. Shabana Babar and Hbh Developer LLC - Contract-Consumer/Commercial/Debt

001-03158-2025 - LVNV Funding LLC VS. Belinda Price - Contract-Consumer/Commercial/Debt

001-03159-2025 - Lawson Electric Company Inc. vs. Heritage Construction and Consulting Services - Foreign Judgment

001-03168-2025 - Credit Corp Solutions Inc VS. Joseph Spatz - Contract-Consumer/Commercial/Debt

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001-03177-2025 - Millennium II LP as agent Jot Couch vs. Rachel Hodges And All Other Occupants - JP Appeal
 001-03178-2025 - Credit Corp Solutions Inc. vs. Ayodeji Adedeji - Contract-Consumer/Commercial/Debt
 002-03164-2025 - Absolute Resolutions Investments LLC vs. Seth M Warren - Contract-Consumer/Commercial/Debt
 002-03165-2025 - Absolute Resolutions Investments LLC vs. Dane A Wilson - Contract-Consumer/Commercial/Debt
 002-03169-2025 - American Express National Bank VS. Majd Abed a/k/a Majd H Abed - Contract-Consumer/Commercial/Debt
 002-03172-2025 - American Express National Bank v. James Honeycutt AKA James L Honeycutt - Contract-Consumer/Commercial/Debt
 002-03176-2025 - Credit Corp Solutions Inc. vs. Xavier Miller - Contract-Consumer/Commercial/Debt
 002-03181-2025 - Bank of America N.A. VS. Betty Basilos Teklehiamanot - Contract-Consumer/Commercial/Debt
 003-03154-2025 - Donlene Nyazai vs. Penny Rodgers / James Rodgers / Progressive County Mutual Insurance Company - Injury or Damage-Motor Vehicle-County
 003-03157-2025 - Absolute Resolutions Investments LLC VS. Liana G Peavie - Contract-Consumer/Commercial/Debt
 003-03162-2025 - Jefferson Capital Systems LLC vs. Zaine Esmera Esquivel Ramirez - Contract-Consumer/Commercial/Debt
 003-03167-2025 - LVNV Funding LLC VS. Heriberto Suarez - Contract-Consumer/Commercial/Debt
 003-03171-2025 - American Express National Bank v. Laura Phan aka Laura T Phan - Contract-Consumer/Commercial/Debt
 004-03152-2025 - Soo Moon vs. Wilian Medrano - Injury or Damage-Motor Vehicle-County
 004-03155-2025 - Absolute Resolutions Investments LLC VS. Nicole D Dotson - Contract-Consumer/Commercial/Debt
 004-03175-2025 - Credit Corp Solutions Inc. vs. Amber Mcmenamy - Contract-Consumer/Commercial/Debt
 004-03182-2025 - The State of Texas vs. Gregory Dwayne Brown - Habeas Corpus
 005-03160-2025 - Consolidated Electrical Distributors Inc. vs. Restoration Nation Inc. - Contract-Consumer/Commercial/Debt
 005-03184-2025 - CKS Prime Investments LLC VS. Charles D Pressley - Contract-Consumer/Commercial/Debt
 006-03153-2025 - UDR Cool Springs I LLC vs Ukachukwu Kanu / Daiaysha Ravenell And All Other Occupants - JP Appeal
 006-03161-2025 - LVNV Funding LLC vs. Tiffany Thai - Contract-Consumer/Commercial/Debt
 006-03163-2025 - Jefferson Capital Systems LLC vs. Genaro Lara - Contract-Consumer/Commercial/Debt
 006-03173-2025 - Credit Corp Solutions Inc. vs. Moises Salazar - Contract-Consumer/Commercial/Debt
 006-03174-2025 - Deyssy Cano as Next Friend of a minor vs. Diana Gilbert - Injury or Damage-Motor Vehicle-County
 007-03170-2025 - Ermalinda A Cantu-Garza v. Theresa Hightower and all other occupants - JP Appeal
 007-03179-2025 - Loan Asset Issuer LLC Series 2020-2 serviced by Upgrade Inc. vs. Olanbiwonnu Komolafe - Contract-Consumer/Commercial/Debt
 007-03180-2025 - Independence Capital Recovery LLC VS. James Clinton - Contract-Consumer/Commercial/Debt
 007-03183-2025 - Capital One N.A. vs. Florencia Meza Zepeda - Contract-Consumer/Commercial/Debt

THE FOLLOWING COUNTY COURTS WERE FILED ON JULY 23 2025

001-03208-2025 - BRE Retail Residual Owner 1 LLC VS. Grill Operations 2017 LLC - Other Civil Cases
 001-03214-2025 - LVNV Funding LLC vs. Jeannie Cao - Contract-Consumer/Commercial/Debt
 001-03215-2025 - Ex Parte Eric Lee Loller - Occupational Driver License
 001-03218-2025 - Jefferson Capital Systems LLC vs. Brooke Basinger - Contract-Consumer/Commercial/Debt
 001-03221-2025 - Portfolio Recovery Associates LLC vs. Derrick Lewis - Contract-Consumer/Commercial/Debt
 002-03193-2025 - Sudhir Babu Kylasa v. Shamika Johnson and all other occupants - JP Appeal
 002-03212-2025 - Ex Parte Kimberly Lumsden - Occupational Driver License
 002-03223-2025 - Capital One N.A. vs. Madeline E. Ross - Contract-Consumer/Commercial/Debt
 003-03194-2025 - Capital One N.A. successor by merger to Discover Bank VS. Cristian Maldonado - Contract-Consumer/Commercial/Debt
 003-03197-2025 - BT-JV MS L.L.C. dba McKinney Square vs. Asher Alfonso And All Other Occupants - JP Appeal
 003-03203-2025 - Pathways Financial Credit Union Serviced by Upgrade Inc. VS. Jose Hernandez - Contract-

Consumer/Commercial/Debt
 004-03198-2025 - American Express National Bank v. Alizbeth Lule - Contract-Consumer/Commercial/Debt
 004-03209-2025 - National Collegiate Student Loan Trust 2006-2 vs. Rebecca R Wheeler AKA Rebecca Wheeler - Contract-Consumer/Commercial/Debt
 004-03210-2025 - 4606 Frisco Green Ave LLC v. Phylonalds Agency LLC and All Other Occupants - JP Appeal
 004-03219-2025 - North Texas Municipal Water District v. HPC Custer Ltd and 7-Eleven Inc. as Tenant - Real Property-Eminent Domain
 005-03195-2025 - Ericsson Inc. VS. Danyal J. Solomon - Contract-Other Contract
 005-03207-2025 - Cavalry SPV I LLC as assignee of Citibank N.A. VS. Lauren Manning - Contract-Consumer/Commercial/Debt
 005-03211-2025 - National Collegiate Student Loan Trust 2007-1 vs. Rebecca R Wheeler - Contract-Consumer/Commercial/Debt
 005-03213-2025 - TA Domain at The Gate LLC vs Carla Withers And All Other Occupants - JP Appeal
 005-03217-2025 - Bank of America N.A. vs. Douglas Bramlett - Contract-Consumer/Commercial/Debt
 005-03220-2025 - Jefferson Capital Systems LLC vs. Diara Moore - Contract-Consumer/Commercial/Debt
 006-03192-2025 - Ann G. Uloth vs. Structure Solutions Inc. - Injury or Damage-Motor Vehicle-County
 006-03196-2025 - LVNV Funding LLC VS. Lisbeth Rondon - Contract-Consumer/Commercial/Debt
 006-03205-2025 - Ford Motor Credit Company LLC VS. Michael S Everitt - Contract-Consumer/Commercial/Debt
 006-03206-2025 - Bank of America N.A. VS. Anteneh G Tafes aka Anteneh Gebeyehu Tafes - Contract-Consumer/Commercial/Debt
 006-03216-2025 - Bank of America N.A. vs. Toby A. Szczepanski - Contract-Consumer/Commercial/Debt
 006-03222-2025 - UDR Legacy Village LLC vs Yates Jones / April Phillips And All Other Occupants - JP Appeal
 006-03224-2025 - Capital One N.A. vs. Stefan Neveloff - Contract-Consumer/Commercial/Debt
 007-03199-2025 - Capital One N.A. successor by merger to Discover Bank v. Waana Lungu - Contract-Consumer/Commercial/Debt
 007-03200-2025 - Rasa Floors & Carpet Cleaning LLC v. Tides on Tropicana Owner LLC d/b/a Tides on Tropicana Apartments / Tides on Twain Owner LLC d/b/a Tides on Twain Apartments and Tides at Spring Mountain Owner LLC d/b/a Tides at Spring Mountain Apartments - Contract-Consumer/Commercial/Debt
 007-03201-2025 - Capital One N.A. successor by merger to Discover Bank VS. Sharon L Maggs - Contract-Consumer/Commercial/Debt
 007-03202-2025 - Capital One N.A. successor by merger to Discover Bank VS. Kaysha D Murphy - Contract-Consumer/Commercial/Debt
 007-03204-2025 - Members 1st Federal Credit Union serviced by Upgrade Inc. VS. Jeremy Rogers - Contract-Consumer/Commercial/Debt

ABSTRACTS OF JUDGMENT

Lien on debtor's real property owned or acquired by debtor preventing the transfer of that property until the judgment has been paid. Also if judgment is not paid voluntarily, a sheriff's sale of property can be forced to collect property/payment.
Order: Plaintiff's name vs. Defendant, address of defendant, date of judgment, cause no., amount of judgment.

THE FOLLOWING ABSTRACTS OF JUDGMENT WERE FILED ON JULY 16 2025

Build Options Construction LLC, Vs., 3RD COST DIESELS LLC AND DAVID BOONE, 115 Settlers Bend, McKinney, TX, 75069, 07 15 25, 429-02991-2025, \$50000.00

THE FOLLOWING ABSTRACTS OF JUDGMENT WERE FILED ON JULY 18 2025

E.M. Truck Repair LLC, Vs., AL REEM LOGISTICS LLC, 8013 Autumn Creek Trl., Fort Worth, TX, 761344937, 05 08 25, 471-03377-2024, \$8492.55
 Synchrony Bank, Vs., MARIA RODRIGUEZ, 9616 Presthlope Dr, Frisco, TX, 750355769, 01 14 25, 04-FC-24-01257, \$4892.94
 Synchrony Bank, Vs., FASSA Z NJINKAP, 659 Junction Dr. Apt C409, Allen, TX, 750133357, 02 09 23, 03-FC-22-00891, \$3983.68
 Synchrony Bank, Vs., KRISTEN GRIM, 6 Cimarron Trl,

Allen, TX, 750026866, 08 25 22, 03-FC-22-00828, \$4819.10
 Synchrony Bank, Vs., EVERARDO ZAMARRON, 8505 Greenfield Dr, Frisco, TX, 750357578, 03 04 24, 04-FC-21-02963, \$4193.95
 John Gregory Thomas, Vs., BRIANNE SARGENT AND SHAVAE STRINGER, 1011 Timberline Ln, Allen, TX, 75002, 06 27 25, 002-02217-2025, \$8969.82

MECHANIC LIENS

Lien that secures payment for labor or materials supplied in improving, repairing or maintaining real or personal property. The lien remains in effect until all have been paid in full.

Order: Name of Affiant dba name of claimant, address of claimant, name of debtor, address of debtor, property ruled against, amount of lien.

THE FOLLOWING MECHANIC LIENS WERE FILED ON JULY 14 2025

Chix Stix & Brix LLC, 3540 E. Broad St. Ste 120-136, Mansfield, TX, 76063, Olusola Bablola and Grace Wasinda Bassey, 2608 Maverick Way, Celina, TX, 75009, 2608 Maverick Way, Celina, TX, \$111593.00

THE FOLLOWING MECHANIC LIENS WERE FILED ON JULY 15 2025

Partners in Building L.P., Not Provided, Not Provided, Not Provided, Not Provided, Cody Daniel Patterson and Rachel Ann Patterson, Not Provided, Not Provided, Not Provided, Not Provided, Lot 23 Block F KINGS CROSSING PHASE 5, Parker, TX, \$1277985.00

Alco Homes LLC, 4424 Cpan Ave, Dallas, TX, 75209, Khaled I. Jaroun Aka Khaled Jaroun and Ola Al-Rayyes, 405 Arbuckle Way, Allen, TX, 75002, 5905 Laila Dr., Parker, TX, \$1030770.00

Chix Stix & Brix LLC, 539 W Commerce St #1330, Dallas, TX, 75208, Chioma Jane Frances Enyeribe Wata Chioma Enyeribe and Chinenyeze Anthony Enyeribe, 11249 Majestic Prince Cir., Frisco, TX, 75035, 11249 Majestic Prince Cir, Frisco, TX, \$93293.00

THE FOLLOWING MECHANIC LIENS WERE FILED ON JULY 18 2025

Abby Anne Construction, Po Box 67, Celina, TX, 75009, David Laurance Bluth and Marianne Elizabeth Bluth, 23B Grindstone Dr., Prosper, TX, 75078, 23B Grindstone Dr, Prosper, TX, \$38011.85

Tx STATE TAX LIENS

Filed by the State of Texas, creates a lien against any real estate that the person owns or might own in the county due to failure to pay all/any of the state, city or metro transit sales tax or failed to pay workman's comp tax in full.

Order: Taxpayer name, address, and lien amount.

THE FOLLOWING STATE TAX LIENS WERE ISSUED ON JULY 18, 2025

RUBEN V BARBOSA, 1921 Briarwood Dr, Plano, TX, 750745031, \$2286.84
 JOHNNY A LESTER, 1939 County Rd. 377, Van Alstyne, TX, 754958134, \$1933.43
 SOFOS GROUP INC, 4760 Preston Rd Ste 244-201, Frisco, TX, 750348548, \$895.23
 PAINE INSURANCE AGENCY LLC, 3400 Eldorado Pkwy Ste 4, McKinney, TX, 750704281, \$2457.05
 NORTHWEST BANK, 100 Liberty St, Warren, PA, 163652411, \$2930.55



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FEDERAL TAX LIENS

Lien on debtor's real property owned or acquired by debtor preventing the transfer of that property until the judgment has been paid. Also if judgment is not paid voluntarily, a sheriff's sale of property can be forced to collect property/payment.
Order: Plaintiff's name vs. Defendant, address of defendant, date of judgment, cause no., amount of judgment.

THE FOLLOWING FEDERAL TAX LIENS WERE ISSUED
ON JULY 15 2025

GAVIN PACKETT, 7901 Windrose Ave Apt 100, Plano, TX, 750240376, FORM 1040, \$340401.68
FIELDS LOGISTICS LLC, 671 Lacore Ln, Melissa, TX, 754542642, FORM 941, \$71823.40
LAW OFFICES OF SHARITA BLACKNALL PC, 5465 Legacy Dr Ste 650, Plano, TX, 750244171, FORM 941, \$1653.66
LAURA J TAYLOR, Po Box 6682, Mckinney, TX, 750715118, FORM 1040, \$7812.16
RIMS AUTO & TRUCKING, 7460 Warren Pkwy Ste 100, Frisco, TX, 75034, FORM 2290/940/941, \$9048.86
INTERSTATE MANAGEMENT COMPANY LLC, 5301 Headquarters Dr, Plano, TX, 75024, FORM 941/ESRP, \$51605.24
CLARENCE W COLLINS, 2408 Winnsboro Ct, Plano, TX, 750752933, FORM 1040, \$326693.04
NICOLE S BRAMSCHREIBER, 3412 Pinehurst Dr, Plano, TX, 750751759, FORM 1040, \$375907.05



LEGAL NOTICES MUST BE RECEIVED NO LATER THAN 12:00 PM 48 HOURS PRIOR TO PUBLICATION. EMAIL ALL YOUR NOTICES TO: NOTICES@COLLINCOUNTYCOMMERCIALRECORD.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 Public Sale StorageTreasures.com

In accordance with the Texas property code, Chapter 59, SecurCare Storage – Anna (Formerly Blue Sky Self Storage) 3119 N. Powell Parkway, Anna TX, 75409, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at StorageTreasures.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 Monday August 7, 2025 at 8:00 am and bidding will close on or after Thursday August 21, 2025 at 10:00 am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease: SARAB LLC

Brian Fonseca
Hayder Kareem

Tenants may redeem their goods for full payment with a money order or cashier's check only up to time of auction. Call SecurCare Storage - Anna at 469-884-7849.

8/7, 8/14

Notice of Public Sale StorageTreasures.com

In accordance with the Texas property code, Chapter 59, RightSpace Storage - Murphy, 305 W Farm to Market Rd 544, Murphy, TX, 75094, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at www.storage treasures.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 StorageTreasures.com starting on or before Monday August 11, 2025 at 10:00 am and bidding will close on or after Thursday August 21, 2025 at 10:00 am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease: Ryan Kasher

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 - Murphy at (972)954-6343

8/7, 8/14

Public Storage Notice StorageTreasures.com

In accordance with the Texas property code, Chapter 59, SecurCare Self Storage 610 East Main Street, Allen, Texas 75002, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at storage treasures.com. A \$100 debit or credit card refundable clean

up deposit is required. No on-site dumpster use on property! Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held online at storage treasures.com Bidding starts August 11 2025 at 10:00am and concludes at or after 1 0:00am August 21 2025. General description of contents: general household/personal goods/ other contents. Names of tenants as they appear on the lease: William Pettie, William Pettie, Valerie Wolfson, Valerie Wolfson, Valerie Wolfson, Damian White.

Tenants may redeem their goods for full payment with debit or credit card payment only up to time of auction Call SecurCare Self Storage at 972-607-9617.

8/7, 8/14

Notice of Public Sale StorageTreasures.com

In accordance with the Texas property code, Chapter 59, SecurCare Storage - Wylie, 3475 W FM 544, Wylie, TX, 75098, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at StorageTreasures.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 Monday August 11, 2025 at 10:00 am and bidding will close on or after Thursday August 21, 2025 at 10:00 am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease: Omar Alvineda

Gregory Craig
Gregory Craig

Tenants may redeem their goods for full payment with a money order or cashier's check only up to time of auction. Call SecurCare Storage - Wylie at (972) 905-4433

8/7, 8/14

NOTICE OF PUBLIC SALE

To satisfy the owner's privilege, PS Retail Sales, LLC will sell at public sale on August 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household

and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 26646, 4028 N. Highway 78, Wylie, TX 75098, (469) 609-8738

Time: 08:30 AM

Sale to be held at www.storage treasures.com.

Allen, Esergio; Delgadillo, Henry; Parker, Ronald Mark; Whipple, Krista; Rooks, Andrew; The McCleery Organization, LLC McCleery, Paul; cooper, bryan; Stahlman, Donald

PUBLIC STORAGE # 27362, 721 Woodbridge Parkway, Wylie, TX 75098, (469) 405-3414

Time: 08:45 AM

Sale to be held at www.storage treasures.com.

Patton, Nicole; Gumber, Shingai; Tryon, Latrice; Perez, Alyssa; Taylor, Ryan; Jackson, Cora; Hutchinson, Kyana; Stevenson, Jennifer; Bend, Shavon

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

8/7, 8/14

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage treasures.com, where indicated. For online lien

sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25937, 5920 W Plano Pkwy, Plano, TX 75093, (972) 525-8951

Time: 08:30 AM

Sale to be held at www.storage treasures.com.

Mohammed, Abdul; Steele, Donshea; Biggers, Manika; Wilson, Dennis; Mills, April; Boyd, Ashley; Gordon, Kennedy; Hunter, Martae; Summers, Eugene; EDWARDS, ASHLEY; Mohammed, Abdul Bari

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

8/7, 8/14

Legal Notice: Public Auction
Compass Self-Storage
9696 Virginia Parkway
McKinney, TX 75071
972 346 3900

#1302 Pavel Bocharov

#1322 Joseph Summers

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 the bid on all units @ www.selfstorageauction.com. Date of auction 7/15/25 to 8/22/25, ending at 10am.

8/7, 8/14

NOTICE OF PUBLIC SALE:

Pursuant to Chapter 59, Texas Property Code, Advantage Storage McKinney Ranch located at 3951 S lake forest, McKinney, TX

LEGAL NOTICES
CONTINUED ON NEXT PAGE

**LEGAL NOTICES
CONTINUED**

75070, will sell the following unit to satisfy a lien of the owners. Sale will be held through the online auction services of www.storagetreasures.com with bids closing starting at 11:00 a.m. on August 28th, 2025.

Property will be sold to the highest bidder. Seller reserves the right to refuse any bid and to withdraw property from sale. Purchases must be paid at close of sale by cash or money order. All goods are sold as is and removed within 48 hours of time of purchase. A cash deposit of \$100, refundable upon removal and clean-up, is required.

Property being sold includes contents stored by tenant(s)
William Buck: Boxes, Appliances, and Decorations
Sharon Turner: Boxes, Washer, and Dryer
Tenant may redeem goods for full payment in cash only up to close of auction. Call Advantage Storage at 214-592-9256.

8/7, 8/14

Pursuant to Chapter 59, Texas Property Code, Advantage Storage Craig Ranch located at 6577 Henneman Way, McKinney, TX 75070, will sell the following unit to satisfy a landlord's lien. Sale will be held through the online auction services of www.storagetreasures.com with bids closing at 11:00am. on Thursday, August 21st, 2025. Deposit for removal and cleanup is required. Seller reserves the right to withdraw property for sale. Property being sold includes contents in space of the following tenant(s), with brief description of contents.
Maranda Dailey: Couch, Bed, Damaged flat Screen TV.

Tenant may redeem goods for full payment in cash only up to close of auction. Call Advantage Storage at 214-383-5655.

8/7, 8/14

**NOTICE OF PUBLIC SALE
OF PERSONAL PROPERTY**

Notice is hereby given that US Storage Centers - Plano, phone (972) 318-2920, located at 800 Fulgham Road, Plano, TX, 75093 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions Chapter 59 of the

Texas Property Code. Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Wednesday August 20, 2025 at 10:00 am. The auction will consist of personal property including, but not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

Justin Heath Stricklin After the Storm AutoworX Srinivas reddy Sudhiredy

7/31, 8/7

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.storagetreasures.com for Storage Star Alma Drive, 1960 Alma Dr, Plano, TX, 75075. Bidding will open on or before Wednesday August 13, 2025 at 8:00 pm and conclude on or after Wednesday August 20, 2025 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:

Alton Dowdy
Zipporah Neal
Aida Cavazos
Alvarado Legacy
Valentina Sheffield
Richard Ray
Valentina Sheffield
Richard Ray
Aaron Dean
Joshua Spence
Rosalinda Berglette

7/31, 8/7

Notice of Public Sale

Pursuant to Chapter 59 of the Texas Property Code, TJO 10 X 10 Management, Ltd Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.storagetreasures.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to with-

draw property from sale. Property may be sold by the space. General description of property being sold includes contents such as household/personal goods/misc items in spaces for the following tenants:

**Wednesday August 20, 2025 at 12:00 pm
Frisco Self Storage @ 155 Old Newman Way, Frisco, TX, 75034
www.storagetreasures.com**

Ronald Johnson, Paulinus Louis, ANECIA WOLTERD-ING,

Pren Kumar Damodaran HMSC Foods LLC (Woodys Bar and Kitchen), THERON SNELSON LEADERSHIP FAITH ACADEMY, Delaunda Gill,

Storage Center at Craig Ranch @ 8770 Stacy Rd, McKinney, TX, 75070

www.storagetreasures.com
Bobbie Wing, Hector Campos

7/31, 8/7

**NOTICE OF PUBLIC SALE
OF PERSONAL PROPERTY**

Notice is hereby given that AC Self Storage - Plano, phone (972) 521-9529, located at 3900 McDermott Road, Plano, TX, 75025 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions Chapter 59 of the Texas Property Code. Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Wednesday August 20, 2025 at 10:00 am. The auction will consist of personal property including, but not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:
Elijah Ofuru Chinwenmeri
STANLEY EUGENE PATTERSON
Olivia Marsh
Anthony Champagne Norman
William Brewster Wood

7/31, 8/7

NOTICE OF PUBLIC SALE:

Pursuant to Chapter 59, Texas Property Code, Advantage Storage McKinney Ranch located at 3951 S lake forest, McKinney, TX 75070, will sell the following unit to satisfy a lien of the owners. Sale will be held through the online auction services of www.storagetreasures.com with bids closing starting at 11:00 a.m. on August 21st, 2025.

Property will be sold to the highest bidder. Seller reserves the right to refuse any bid and to withdraw property from sale. Purchases must be paid at close of sale by cash or money order. All goods are sold as is and removed within 48 hours of time of purchase. A cash deposit of \$100, refundable upon removal and clean-up, is required.

Property being sold includes contents stored by tenant(s)

Nedra Cales: Computer, decorations, and bags

Tenant may redeem goods for full payment in cash only up to close of auction. Call Advantage Storage at 214-592-9256.

7/31, 8/7

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

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Mixed Beverage Permit (MB) for Barrio Dallas No. 1 LLC dba Barrio Tacos + Tequila + Whiskey at 9401 W. University Drive, Suite 150, McKinney, Collin County, TX 75071.

**Brian Michael Kegley – Member
Wissam Bassam Saliba - Member**

8/7, 8/12

Application has been made with the

Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Kamakhya LLC dba Xpress Beer & Wine at 6100 Independence Pkwy, Suite C, Plano, Collin, TX, 75023.

Officer of said LLC is Hansa M Patel - Manager

8/5, 8/7

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for PURE SOCIAL BAR AND GRILL LLC dba PURE SOCIAL at 401 W PRESIDENT GEORGE BUSH HWY STE 126 RICHARDSON, COLLIN COUNTY, TX 75080.

**Frederick Alima-Manager;
Arthur Johnson Jr.-Manager**

8/5, 8/7

**Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate Required for IFEM Pizza Cafe - McKinney LLC dba New York Pizza and Pints at 4900 Eldorado Pkwy Ste 140, McKinney Collin Tx 75070.
Maureen Madubuike, Manager**

8/5, 8/7

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and

LEGAL NOTICES
CONTINUED

Beverage Certificate Required for IFEM Pizza Cafe - Frisco LLC dba New York Pizza and Pints at 8049 Preston Rd #300, Frisco Collin County Tx 75034.

Maureen Madubuike, Manager

8/5, 8/7

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate Required for IFEM Pizza Cafe - Allen LLC dba New York Pizza and Pints at 824 W Stacy Rd. Ste. 100, Allen Collin County TX 75013.

Maureen Madubuike, Manager

8/5, 8/7

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate and Late Hours Certificate by GYPSEA PROVISIONS LLC DBA BIT OF GRUB At 19129 Preston Rd Ste 100, Dallas, Collin County, TX

Officers of said application made in accordance with the provisions of the Texas Alcoholic Beverage Code.

Christopher M Mitchell – Managing Member

8/5, 8/7

An application has been made for a Wine Only Package Store for Affinity Associates LLC, Texas Cor-

poration, d/b/a 7-Eleven Convenience Store #38244B, located at 6240 Tennyson Pkwy, Plano, Collin County, TX.

Said application made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

Affinity Associates, LLC - Officers: Adarsh Punjabi – LLC Manager

8/5, 8/7

NOTICE TO CREDITORS

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF RONALD C. PARKER, DECEASED

NOTICE is hereby given that Original Letters Testamentary upon the Estate of RONALD C. PARKER, Deceased, were issued to PAULA R. PARKER, the undersigned, on the 16th day of July, 2025, in the proceeding indicated below which is still pending, and that she now holds such Letters.

All persons having claims against said Estate which is being administered in Collin County, Texas, are hereby required to present same to PAULA R. PARKER at her address, which is:

c/o Sadie Randall Stacy Attorney at Law
8150 N. Central Expwy.
#650
Dallas, Texas 75206

before suits upon same are barred by the Statute of Limitations, before such estate is closed, and within the time prescribed by law.

DATED July 22, 2025.
PAULA R. PARKER,
Independent Executrix of the Estate of RONALD C. PARKER, Deceased, Cause No. PB1-0748-2025; In the Probate Court No. 1 of Collin County, Texas.

8/7

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF ELIZABETH D. BUSH, DECEASED
NOTICE is hereby given

that Original Letters Testamentary upon the Estate of ELIZABETH D. BUSH, Deceased, were issued to KATHLEEN T. BUSH, the undersigned, on the 16th day of July, 2025, in the proceeding indicated below which is still pending, and that she now holds such Letters.

All persons having claims against said Estate which is being administered in Collin County, Texas, are hereby required to present same to KATHLEEN T. BUSH at her address, which is:

c/o Sadie Randall Stacy Attorney at Law
8150 N. Central Expwy.
#650 Dallas, Texas 75206
before suits upon same are barred by the Statute of Limitations, before such estate is closed, and within the time prescribed by law.

DATED July 22, 2025.
KATHLEEN T. BUSH,
Independent Executrix of the Estate of ELIZABETH D. BUSH, Deceased, Cause No. PB1-0899-2025; In the Probate Court No. 1 of Collin County, Texas.

8/5

PROBATE CITATIONS

CITATION BY PUBLICATION IN PROBATE THE STATE OF TEXAS TO ALL PERSONS INTERESTED:

IN THE ESTATE OF CLAYTON DEL MEYER, DECEASED

CAUSE NO. PB1-1152-2025
IN PROBATE COURT NO 1,
COLLIN COUNTY, TEXAS.

The alleged heir(s) at law in the above-numbered and — entitled estate filed an **APPLICATION FOR LETTERS OF DEPENDENT ADMINISTRATION AND FOR DETERMINATION OF HEIRSHIP** in this estate on **July 25, 2025** requesting that the Court determine who are the heirs and only heirs of Clayton Del Meyer, Deceased, and their respective shares and interests in such estate.

The court **may** act on this application at any call of the docket on or after 10:00 a.m. on the first Monday after the expiration of 10 days from the date of publication of this citation.

All persons interested in this case are cited to appear before this Honorable Court **by**

filing a written answer or contest to the application should they desire to do so. **To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing** with the County Clerk of Collin County, Texas **on or before the above-noted date and time**. If this citation is not served within 90 days after date of its issuance, it shall be returned unserved.

Given under my hand and the seal of the Probate Court of Collin County, Texas, at the office of the Collin County Clerk in McKinney, Texas **on this the 31st day of July, 2025**

Stacey Kemp, County Clerk
Collin County, Texas
By: Lisa Chambers, Deputy

8/7

CITATION BY PUBLICATION IN PROBATE THE STATE OF TEXAS TO ALL PERSONS INTERESTED:

IN THE ESTATE OF MARCO ANTONIO CRUZ CALZADA, DECEASED

CAUSE NO. PB1-1155-2025
IN PROBATE COURT NO 1,
COLLIN COUNTY, TEXAS.

The alleged heir(s) at law in the above-numbered and — entitled estate filed an **APPLICATION TO DETERMINE HEIRSHIP AND FOR INDEPENDENT ADMINISTRATION** in this estate on **July 25, 2025** requesting that the Court determine who are the heirs and only heirs of Marco Antonio Cruz Calzada, Deceased, and their respective shares and interests in such estate.

The court **may** act on this application at any call of the docket on or after 10:00 a.m. on the first Monday after the expiration of 10 days from the date of publication of this citation.

All persons interested in this case are cited to appear before this Honorable Court **by filing a written answer or contest** to the application should they desire to do so. **To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing** with the County Clerk of Collin County, Texas **on or before the above-noted date and time**. If this citation is not served within 90 days after date of its issuance, it shall be returned unserved.

Given under my hand and the seal of the Probate Court

of Collin County, Texas, at the office of the Collin County Clerk in McKinney, Texas **on this the 30th day of July, 2025**

Stacey Kemp, County Clerk
Collin County, Texas
By: Lana Thomason, Deputy

8/7

CITATION BY PUBLICATION

THE STATE OF TEXAS CITATION BY PUBLICATION PARENT AND CHILD

CASE NO. 296-30119-2024
In The Interest of Noah Luke Gries, Wyatt Jameson Floyd, Christian Matthew Zaiger, and Isabella Paige Gries, Children

In The 296th District Court Of Collin County, Texas

TO: Ryan Floyd, Defendant
NOTICE TO RESPONDENT:

"You have been sued. You may employ an attorney. If you or your attorney does 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."

Greetings:

You are hereby commanded to appear by filing a written answer in the 296th District Court, Collin County, Texas, at the courthouse of said county in McKinney, Texas, at or before 10:00 o'clock a.m. of the Monday next after the expiration of 20 days from the date of service of this citation then and there to answer the petition of the Texas Department of Family and Protective Services, Petitioner, filed in the Court of Collin County, Texas on the 25th day of March, 2025, against Ryan Floyd, Respondent, and suit being numbered 296-30119-2024 on the docket of said court, and styled "In The Interest of Noah Luke Gries, Wyatt Jameson Floyd, Christian

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES
CONTINUED

Matthew Zaiger, and Isabella Paige Gries, Children”, the nature of which suit is First Amended Petition for Protection of the Children, For Conservatorship, and for Termination in Suit Affecting the Parent-Child Relationship.

Said Child(ren) Wyatt Jameson Floyd born August 26, 2021 in Unknown County, California.

The court has Authority in this suit to enter any judgment or decree in the child/children interest which will be binding upon you, including the termination of the parent-child relationship and the appointment of a conservator with authority to consent to the child/children adoption.

Issued and given under my hand and the Seal of said Court, at office in McKinney, Texas, on this the 4th day of August, 2025.

ATTEST: Michael Gould, District Clerk

Collin County, Texas
Collin County Courthouse
2100 Bloomdale Road
McKinney, Texas 75071
972-548-4320, Metro 972-424-1460 ext. 4320
By: Julie Wolfe, Deputy

8/7

THE STATE OF TEXAS
COUNTY OF COLLIN
CITATION BY
PUBLICATION

004-01295-2025

TO ANY SHERIFF OR ANY
CONSTABLE OF ANY
COUNTY OF THE STATE
OF TEXAS, GREETINGS:

TO: GILBERTO HERNANDEZ RICO

106 DAVID REESE DR
LORENA TX 76655

NOTICE TO RESPONDENT:

“You have been sued. You may employ an attorney. If you or your attorney does 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 forty two 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.”

GREETING:

You are hereby com-

manded to appear by filing a written answer to the **PLAINTIFF'S ORIGINAL PETITION** at or before 10:00 o'clock a.m. of the first Monday after the expiration of 42 days from the date of issuance of this citation, the same being Monday the 8th day of September, 2025 at or before 10 o'clock a.m., before the Honorable David Rippel in the County Court At Law 4 in Collin County, at the Courthouse in McKinney, Texas.

Said **PLAINTIFF'S ORIGINAL PETITION** was filed on April 03 2025 in this case, numbered **004-01295-2025** on the docket of said court and styled:

COURTNEY O'LEARY VS. GILBERTO HERNANDEZ RICO AND DIANA LYNNE OWENS.

The names of the parties to the cause are as follows: **COURTNEY O'LEARY** are Plaintiff(s) and **GILBERTO HERNANDEZ RICO; DIANA LYNNE OWENS** are Defendant(s).

A brief statement of the nature of the suit is as follows, to wit: the nature of the suit is a civil action, the details of which are contained in the Plaintiff's petition on file with the court, as is more fully shown by **PLAINTIFF'S ORIGINAL 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 unexecuted. The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates thereof, and make due return as the law directs.

Bill To: Nitu Patel
Rad Law Firm
8001 Lyndon B Johnson Fwy Ste. 300
Dallas TX 75251-1321
972.661.1111
npatel@radlawfirm.com

Issued and given under my hand and the Seal of said Court, at office in Collin County, McKinney, Texas, on this the 24th day of July, 2025.

ATTEST: STACEY KEMP, COUNTY CLERK

Collin County, Texas
2100 Bloomdale Road, Suite 12165
McKinney, Texas 75071
972-548-6423, METRO 972-424-1460 EXT. 6423
By: Debbie Crone, Deputy

7/31, 8/7, 8/14, 8/21



PUBLIC NOTICES

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-07072025-011

PETITION. Collin County Land Investments, LLC, a Texas limited liability company (Petitioner) filed a petition for creation of CC Municipal Utility District No. 1 of Collin County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioner holds title to a majority in value of the land in the proposed District; (2) there is one lienholder, Vantage Bank Texas, a Texas State Financial Institution, on the property to be included in the proposed District and the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 47.99 acres located within Collin County, Texas; and (4) none of the land within the proposed district is located within corporate limits or extraterritorial jurisdiction of any city.

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A,"

which is attached to this document.

The petition further states that the work proposed to be done by the District at the present time is to purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; to collect, transport, process, dispose of and control domestic, and commercial wastes; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and to purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$2,990,000 (including \$1,530,000 for water, wastewater, and drainage plus \$1,460,000 for roads).

CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice. To request a contested case

hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your con-

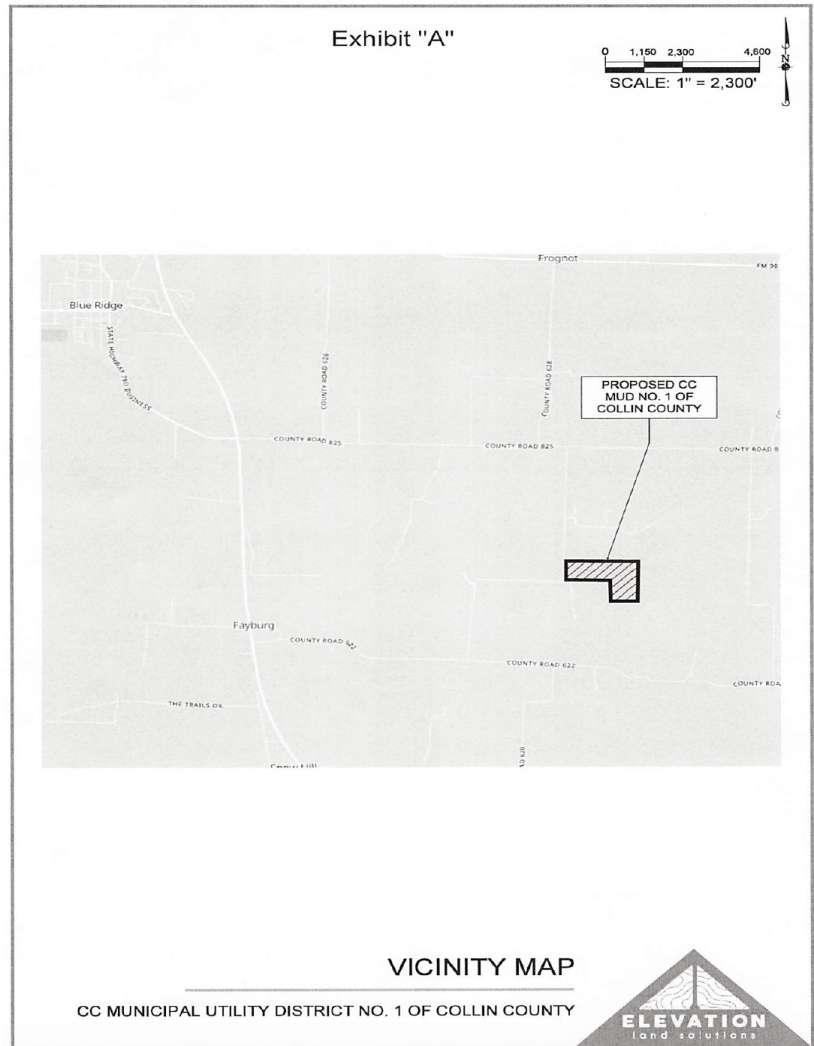
cerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case

hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC-105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC-103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.
Issued: July 30, 2025

8/7, 8/14



NADIE OBTIENE UN DIPLOMA SOLO.

Si estás pensando en obtener tu diploma de equivalencia de high school, tienes más apoyo del que te das cuenta. Encuentra clases gratis de educación para adultos cerca de ti al enviar un mensaje de texto con la palabra COMPLETA al 97779 o al visitar CompletaTuDiploma.org.

Ad
DOLLAR GENERAL
LITERACY FOUNDATION

Se pueden aplicar tarifas a los mensajes y datos. Responde STOP para dejar de recibirlos. No es necesario realizar una compra. Términos y privacidad: adconline.org/About-Us/Privacy-Policy.

Notice of Public Hearing on Tax Rate

Van Alstyne Municipal Utility District No. 3 (the "District") will hold a public hearing on a proposed tax rate for the tax year 2025 on August 28, 2025 at 12:30 p.m. at the following location: 2727 Routh Street, Dallas, Texas 75201. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property. The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

For the proposal: Jared Sutter, Deborah Bass, Kim Henney, Donna Crooks, and Dodie Slama.

Against the proposal: None.

Absent, not voting: None.

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	2024 Last Year Adopted	2025 This Year Proposed
Total tax rate (per \$100 of value)	\$1.00/\$100	\$1.00/\$100
Difference in rate per \$100 of value		\$0.00/\$100
Percentage increase/decrease in rate (+/-)		0.00%
Average residence homestead appraised value	N/A	\$348,599
Total homestead exemption (excluding senior citizen's or disabled person's exemptions)	N/A	\$0
Average residence homestead taxable value	N/A	\$348,599
Tax on average residence homestead	N/A	\$3,485.99
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	N/A	N/A

NOTICE OF TAXPAYERS' RIGHT TO ROLLBACK ELECTION

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Texas Water Code.

Notice of Public Hearing on Tax Rate

Blue Meadow Municipal Utility District No. 3 of Collin County (the "District") will hold a public hearing on a proposed tax rate for the tax year 2025 on August 28, 2025 at 11:30 a.m. at the following location: 2727 Routh Street, Dallas, Texas 75201. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property. The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

For the proposal: Vancil Spradlin, Hayley Halliburton, Jim Vinz, and Will Harrington.

Against the proposal: None.

Absent, not voting: Collin Edmonds.

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	2024 Last Year Adopted	2025 This Year Proposed
Total tax rate (per \$100 of value)	\$1.00/\$100	\$1.00/\$100
Difference in rate per \$100 of value		\$0.00/\$100
Percentage increase/decrease in rate (+/-)		0.00%
Average residence homestead appraised value	N/A	N/A
Total homestead exemption (excluding senior citizen's or disabled person's exemptions)	N/A	N/A
Average residence homestead taxable value	N/A	N/A
Tax on average residence homestead	N/A	N/A
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	N/A	N/A

NOTICE OF TAXPAYERS' RIGHT TO ROLLBACK ELECTION

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Texas Water Code.

