

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
Lockerfox.com

In accordance with the Texas property code, Chapter 59, RightSpace 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 Lockerfox.com. A \$100 credit card clean up deposit is required. Seller reserves the right to withdraw any unit or not accept any bid at time of sale.

Sale will be held online at Lockerfox.com starting on or before Monday April 7, 2025 at 8:00 am and bidding will close on or after Thursday April 17, 2025 at 10:00 am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease: Stephen Williamson Theresa Gibson Eric Washington

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 - Anna at 469-884-7849.

4/3, 4/10

Public Storage Notice
Lockerfox.com

In accordance with the Texas property code, Chapter 59, RightSpace 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 Lockerfox.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 Lockerfox.com Bidding starts April 10 2025 at 10:00am and concludes at or after 10:00am April 17 2025. General description of contents: general household/personal goods/ other contents. Names of tenants as they appear on the lease: Nicole Schmidt, Kristine Stubbs, Kenneth Marley.

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

4/3, 4/10

Notice of Public Sale
Lockerfox.com

In accordance with the Texas property code, Chapter 59, RightSpace 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 Lockerfox.com. A \$100 credit card clean up deposit is required. Seller reserves the

right to withdraw any unit or not accept any bid at time of sale. Sale will be held online at Lockerfox.com starting on or before Thursday April 10, 2025 at 10:00 am and bidding will close on or after Thursday April 17, 2025 at 10:00 am. General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease: Tiki Cole Tiki Cole Rick Lambourne Rick Lambourne

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 - Wylie at (972) 905-4433

4/3, 4/10

Pursuant to Chapter 59, Texas Property Code, Advantage Storage McKinney Interchange located at 402 Interchange St, McKinney, TX 75071, will sell the following unit to satisfy a landlord's lien. Sale will be held through the online auction services of www.storage-treasures.com with bids closing at 11:00 a.m. on Friday, April 25th, 2025.

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

Property being sold includes: Grill, bed frame, mattress, nightstand, mini fridge, clothes, bags, refrigerator, tools.

Name of Tenant (s) as they appear on lease: Marisela Gonsalez

Tenants may redeem goods for full payment in cash only up to close of auction. Call Advantage Storage at 469-952-2996

4/3, 4/10

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.selfstorageauction.com for Storage Star Alma Drive, 1960 Alma Dr, Plano, TX, 75075. Bidding will open on or before Wednesday April 09, 2025 at 8:00 pm and conclude on or after Wednesday April 16, 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: Utopia Woodson Tashawna Bland

3/27, 4/3

In accordance with the Texas property code, Chapter 59, SELFSTORE@COIT- ONLINE ONLY- STORAGETREASURES.COM at 613 Coit Road, will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder for cash. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held at 613 Coit Road on Friday, 4/11/25 at 2:00 PM. A deposit may be required for removal and cleanup.

General description of contents: Hammad Asif - Keyboard, Foldable chairs, Boxes unknown contents, blankets. Fernando Guerrero - bicycle, ladder, lawn care equipment. Lisa Greer - Appliances, Washer and dryer, dresser, boxes unknown contents. Guerrero Martin - Lawn care equipment.

Names of tenants as appears on lease: Hammad Asif, Fernando Guerrero, Lisa Greer, Martin Guerrero Tenants may redeem their goods for full payment in cash only up to time of auction. Call SELFSTORE@COIT- ONLINE ONLY- STORAGETREASURES.COM at 613 Coit Road 972-867-6242.

3/27, 4/3

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.selfstorageauction.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 withdraw 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 April 16, 2025 at 12:00 pm

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

www.SelfStorageAuction.com

SHEWANDA SADIQ, Syrus Ndowo

Frisco Self Storage @ 155 Old Newman Way, Frisco, TX, 75034

www.SelfStorageAuction.com

Ronald Johnson, KAREEM MATTHEWS, KIMBERLY SARTOR

3/27, 4/3

Notice of Self Storage Sale
Please take notice US Storage Centers - Plano located at 800 Fulgham Road Plano TX 75093 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 4/15/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Infinitude Creative Group/Jeff Kribs. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

3/27, 4/3

Notice of Self Storage Sale
Please take notice AC Self Storage - Plano McDermott located at 3900 McDermott Road Plano TX 75025 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as

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an online auction via www.storageasures.com on 4/15/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Lorene Satran (2 units); Zita Henton; Aaron David Lujan; Laila Marie Eshpari; Reagan Janelle Thrower; Diana Mayer Schreiber; Hammond William Burke; Alexandra Andersen; Betty M Mahan. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

3/27, 4/3

TEXAS ALCOHOL
& BEVERAGE
COMMISSION
LICENSES &
RENEWALS

Application has been made for a Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retail Dealer's On-Premise Permit with Food and Beverage Certificate for PKB ZAZA LLC d/b/a ZAZA THAI, to be 9613 COIT RD STE 103, PLANO, Collin County, Texas.

Officer of said PKB ZAZA LLC are Phu Nguyen as a Manager Benjamin Zhu as a Manger Kok Goh as a Manager

4/1, 4/3

An application has been made for a Wine Only Package Store for MNS Retail LLC, Texas Corporation, d/b/a 7-Eleven Convenience Store #33654B, located at 1031 N. Murphy Rd, Murphy, Collin

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

MNS Retail LLC - Officers: Nazam Shrestha - LLC Manager Sharmila Gurung Shrestha - LLC Manager

4/1, 4/3

NOTICE TO CREDITORS

Notice to Creditors of THE ESTATE OF VAN DUNG DOAN (A/K/A DUNG VAN DOAN), Deceased

Notice is hereby given that Letters of Independent Administration upon the Estate of VAN DUNG DOAN, Deceased were granted to the undersigned on the 17th of March, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Stephen R. Uffelman within the time prescribed by law.

My address is 300 Crescent Court, Suite 1350, Dallas, TX 75201

Independent Administrator of the Estate of VAN DUNG DOAN Deceased. CAUSE NO. PB1-1657-2024

4/3

Notice to Creditors of THE ESTATE OF Thomas Merle Shingler, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Thomas Merle Shingler, Deceased were granted to the undersigned on the 31st of March 2025, by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Jeffrey Thomas Shingler within the time prescribed by law.

My address is c/o Richardson Koudelka, LLP 4311 Oak Lawn Ave. #500 Dallas, Texas 75219

Executor of the Estate of Thomas Merle Shingler Deceased.

CAUSE NO. PB1-0386-2025

4/3

Notice to Creditors of THE ESTATE OF Rosemary Clowdus, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Rosemary Clowdus, Deceased were granted to the undersigned on the 31st of March, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Thomas Wayne Clowdus within the time prescribed by law.

My address is c/o Stephen Hill, Attorney 1101 Main Street, Suite 102

Independent Executor of the Estate of Rosemary Clowdus Deceased.

CAUSE NO. PB1-0413-2025

4/3

Notice to Creditors of THE ESTATE OF Richard Volny Sprangel, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Richard Volny Sprangel, Deceased were granted to the undersigned on the 27th of March, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Melinda Raquey Sprangel within the time prescribed by law.

My address is c/o Samuel E. Long, Jr., Shackelford, McKinley & Norton, LLP 9201 N. Central Expressway Fourth Floor Dallas, Texas 75231

Independent Executor of the Estate of Richard Volny Sprangel Deceased.

CAUSE NO. PB1-0306-2025

4/3

Notice to Creditors of THE ESTATE OF Mark E. Stoddard, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Mark E. Stoddard, Deceased were granted to the undersigned on the 25th of March, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Alexis Stoddard Bjelica f/k/a Alexis May Terrell within the time prescribed by law.

My address is c/o G. Randall Hullett Abernathy, Roeder, Boyd & Hullett, P.C. 1700 Redbud Blvd., Ste. 300

McKinney, TX 75069

Executor of the Estate of Mark E. Stoddard Deceased. CAUSE NO. PB1-0327-2025

4/3

CAUSE NO. PB1-0278-2025

ESTATE OF JAMES R. COFFEE DECEASED IN PROBATE COURT NO. 1 OF COLLIN COUNTY, TEXAS NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of James R. Coffee, Deceased, were issued on March 25, 2025, in Cause No. PB1-0278-2025, pending in Probate Court No. 1 of Collin County, Texas, to: James R. Coffee, Jr. and William D. Coffee.

The residence of James R. Coffee, Jr. is Richardson, Collin County, Texas and the residence of William D. Coffee is Tustin, Orange County, California. The post office address is:

James R. Coffee, Jr. and William D. Coffee c/o Christopher M. Deskin 2021 McKinney Avenue, Suite 1600 Dallas, Texas 75201

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

DATED the 28th day of March, 2025.

James R. Coffee, Jr. and William D. Coffee Independent Co-Executors of the Estate of James R. Coffee, Deceased

FOLEY & LARDNER LLP By: Christopher M. Deskin State Bar No. 24050510 cdeskin@foley.com (e-mail)

Nicholas A. Chamis State Bar No. 24110608 nchamis@foley.com (e-mail)

2021 McKinney Avenue, Suite 1600 Dallas, Texas 75201

214-999-4731 (telephone) 214-999-4667 (telecopy)

ATTORNEYS FOR THE INDEPENDENT CO-EXECUTORS

4/3

Notice to Creditors of THE ESTATE OF GLORIA PURNELL, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Gloria Purnell, Deceased were granted to the undersigned on the 31st of March, 2025 by the Probate Court of Collin County, Texas. All persons having

claims against said estate are hereby required to present the same to Barbara Leake within the time prescribed by law.

My address is c/o Bloemnstiel P.C. 101 E. Park Blvd, STE 450 Plano, TX 75074

Executor of the Estate of Gloria Purnell Deceased.

CAUSE NO. PB1-0278-2024

4/3

Notice to Creditors of THE ESTATE OF Freddie W. Lawson, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Freddie W. Lawson, Deceased were granted to the undersigned on the 24th of March, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Peter D. King within the time prescribed by law.

My address is Geary, Porter & Donovan 16475 Dallas Pkwy Suite 400 Addison, Texas 75001

Executor of the Estate of Freddie W. Lawson Deceased.

CAUSE NO. PB1-0309-2025

4/3

Notice to Creditors of THE ESTATE OF DOROTHY W. NICHOLLS, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Dorothy W. Nicholls, Deceased were granted to the undersigned on the 27th day of January, 2025, by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Carolyn Woody Kerr, Independent Executor, within the time prescribed by law.

My address is Carolyn Woody Kerr, 17258 P.R. 5400, Royse City, TX 75189,

Independent Executor of the Estate of Dorothy W. Nicholls, Deceased.

CAUSE NO. PB1-0025-2025

4/3

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF CYNTHIA BELEW CAMP, DECEASED

Notice is hereby given that original Letters Testamentary for the Estate of CYNTHIA BELEW CAMP, Deceased,

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were issued on March 27, 2025, under Docket No. PB1-0373-2025, pending in the County Court of Collin County, Texas, to: ERIN SHEA RENFRO.

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

ERIN SHEA RENFRO
Independent Executor for the Estate of CYNTHIA BELEW CAMP, Deceased
c/o Becky Burtner
Attorney at Law
326 W. Lamar
Sherman, Texas 75090

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

DATED the 31st day of March, 2025.

Becky Burtner
326 W. Lamar
Sherman, Texas 75090
Email:
bburtnerlaw@gmail.com
903-813-0602
Fax 903-870-0663
/s/ Becky Burtner
Becky Burtner
State Bar No. 03475800
Attorney for the Personal Representative of the Estate of CYNTHIA BELEW CAMP, Deceased

4/3

Notice to Creditors of THE ESTATE OF Anthony Michael Davis, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Anoth Michael Davis, Deceased were granted to the undersigned on the 31 of March, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Jeffrey Benjamin Davis within the time prescribed by law.

My address is 576 Cutwater Lane Foster City, CA 94404

Independent Executor of the Estate of Anthony Michael Davis Deceased.
CAUSE NO. Pb1-0428-2025

4/3

Notice to Creditors of THE ESTATE OF ANDREE CHALUMEAU FUREY, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Andree Chalumeau Furey, Deceased were granted to the undersigned on the 24th of March, 2025 by the Probate

Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Philippe John Furey within the time prescribed by law.

My address is Philippe John Furey c/o M. Todd Estes Law Office of M. Todd Estes PC 600 E. Taylor Street - Suite 4007 Sherman, Texas 75090
Executor of the Estate of Andree Chalumeau Furey Deceased.

CAUSE NO. PB1-0359-2025

4/3

PROBATE CITATIONS

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

IN THE ESTATE OF LAURA ELIZABETH ROTH, DECEASED
CAUSE NO. PB1-0538-2025
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 LETTERS OF INDEPENDENT ADMINISTRATION WITHOUT BOND** in this estate on **March 27, 2025** requesting that the Court determine who are the heirs and only heirs of **Laura Elizabeth Roth**, 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 28th day of March, 2025**

Stacey Kemp, County Clerk
Collin County, Texas
By: Elizabeth Goss, Deputy

4/3

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

IN THE ESTATE OF JEROME OLIVER DUPONT, DECEASED
CAUSE NO. PB1-0545-2025
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 DETERMINATION OF HEIRSHIP AND INDEPENDENT ADMINISTRATION OF INTESTATE ESTATE BY AGREEMENT AND LETTERS OF INDEPENDENT ADMINISTRATION** in this estate on **March 28, 2025** requesting that the Court determine who are the heirs and only heirs of **Jerome Oliver Dupont**, 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 March, 2025**

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

4/3



ABANDONED VEHICLES

The following vehicle(s) will be sold at public auction at Martin Services Inc., 1750 Littrell Lane, McKinney, TX 75071, on April 21, 2025 provided they are not claimed by the registered owner or lien holder. Failure to exercise their right to reclaim the vehicle(s) within the time provided constitutes a waiver by the owner or lien holder of all rights, title, and interest in the vehicle(s) and their consent to the sale of the abandoned vehicle(s) at public auction. The vehicle(s) may be inspected prior to the sale by contacting the storage facility listed below. This sale is pursuant to Section 5.04 of Article V of the Texas Litter Abatement Act, relating to vehicles left in storage facilities.

- Year Make Model License Plate VIN
- 2013 HOND ACC HRL219 1HGCR2F7XDA267392
- 2013 FORD EXP MXZ3906 1FM5K7D89DGA04016
- 2003 HOND ACC NXL0518 1HGCM826X3A022895
- 2015 JEEP GRAND CHEROKEE RXX4947 1C4RJFBG8FC658030
- 2007 HOND ODY RDR5687 1C4RJFBG8FC658030
- 2016 KIA FOR RJW7224 KNAFX4A60G5499943
- Martin Services Inc. 1750 Littrell Lane, McKinney, TX 75071
- Texas Dept. of Transportation Vehicle Storage Facility, License #0657256

4/3

WE'VE GOT YOUR BACK.

JOIN OUR ONLINE COMMUNITY AT IAVA.ORG

