LEGAL NOTICES MUST BE RECEIVED NO LATER THAN 12:00 PM 48 HOURS PRIOR TO PUBLICATION. EMAIL ALL YOUR NOTICES TO: NOTICES@ COLLINCOUNTYCOMMER-CIALRECORD.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 selfservice 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 OF PERSONAL PROP-ERTY

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 Sudhireddy

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 place online 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, 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 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 August 20, 2025 at 12:00 pm
Frisco Self Storage @ 155

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

www.storagetreasures.co

Ronald Johnson, Paulinus Louis, ANECIA WOLTERD-ING.

Pren Kumar Damodaran HMSC Foods LLC (Woodys Bar and Kitchen),

THERON SNELSON LEAD-ERSHIP FAITH ACADEMY, Delaunda Gill,

RAJA SHEKHAR REDDY UPPUNURI, THERON SNELSON LEADERSHIP FAITH ACADEMY, Longino Geral, JEFFREY LONGINO, 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 PROP-ERTY

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 PAT-TERSON

Olivia Marsh Anthony Champagne NorWilliam 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.comwith 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

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.storagetreasures.com with bids closing at 11:00 a.m. on Tuesday, August 12th, 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, power 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

7/24, 7/31

PUBLIC NOTICES

CITY OF NEVADA, TEXAS PUBLIC NOTICE OF IM-PACT FEE REVIEW

The Meeting will start at 7:00PM

First Public Hearing: NO-TICE OF PUBLIC HEARING ON LAND USE ASSUMP-TIONS AND CAPITAL IM-PROVEMENTS PLAN RELATING TO POSSIBLE AMENDMENT OF IMPACT FEES

Second Public Hearing: NOTICE OF PUBLIC HEAR-ING ON AMENDMENT OF IMPACT FEES

The first Hearing will occur at: 7:15PM

The second Hearing will occur at: 7:30PM

Date: Saturday, August 30, 2025, for both hearings Location: Nevada City Hall, 424 E. FM 6, Nevada, TX 75173

The land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, are available to the public at the City Hall Annex Building, located at 201 W. FM 6, Nevada, TX 75173

The purpose of the first public hearing is to consider the amendment of land use assumptions and a capital improvements plan, if any amendment is needed.

The purpose of the second public hearing is to consider an amendment of the impact fee currently charged.

The capital improvements advisory committee will advise and assist the city in reviewing Land use assumptions, the capital improvement plan, and any amendment to the impact fees.

I, the undersigned authority, do hereby certify that the above notice of the meeting

LEGAL NOTICES CONTINUED ON NEXT PAGE

LEGAL NOTICES CONTINUED

of the City Council is a true and correct copy of the notice that I posted on the bulletin board at City Hall of the City of Nevada, Texas, a place convenient and readily accessible to the general public at all times and the notice was posted July 29, 2025 at 10:30AM, and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Heather Schell, Nevada City Secretary

7/31

Notice To Creditors

Notice to Creditors of THE ESTATE OF YVONNE G. HAYES A/K/A YVONNE GENEVA HAYES, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Yvonne G. Hayes a/k/a Yvonne Geneva Hayes, Deceased were granted to the undersigned on the 28th of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to William F. Brunken, Independent Executor within the time prescribed by law.

My address is William F. Brunken c/o Janet P. Hope Attorney at Law 5055 W. Park Blvd., Suite 400 Plano, TX 75093-2590

Independent Executor of the Estate of Yvonne G. Hayes a/k/a Yvonne Geneva Hayes Deceased.

CAUSE NO. PB1-0957-2025

7/31

Notice to Creditors of THE ESTATE OF VEE ANNE MILLER, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of VEE ANNE MILLER, Deceased were granted to the undersigned on the 16th of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Brandi Young within the time prescribed by law.

My address is 3504 Winter Wren Way, Pflugerville, Texas 78660

Independent Executor of

the Estate of VEE ANNE MILLER Deceased. CAUSE NO. PB1-0920-2025

7/31

Notice to Creditors of THE ESTATE OF Susan Goodwin, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Susan Goodwin, Deceased were granted to the undersigned on the 9th of June, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Daniel Lee Steinhoff c/o Attorney Jac Schuster within the time prescribed by law.

My address is 1333 West McDermott #200 Allen, Texas 75013

Executor of the Estate of Susan Goodwin Deceased. CAUSE NO. PB1-1816-2024

7/31

Notice to Creditors of THE ESTATE OF Ray Henry Baughman, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Ray Henry Baughman, Deceased were granted to the undersigned on the 23 of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Karen Ann Baughman within the time prescribed by law.

My address is c/o Elliott Burdette 14901 Quorum Dr., Suite 300, Dallas, Texas 75254

Executor of the Estate of Ray Henry Baughman Deceased.

CAUSE NO. PB1-0918-2025

7/31

Notice to Creditors of THE ESTATE OF PENNELOPE LOUISE MORENO, Deceased

Notice is hereby given that Letters of Independent Administration upon the Estate of PENNELOPE LOUISE MORENO, Deceased were granted to the undersigned on the 25TH of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Rudy Moreno within the time prescribed by law.

My address is Rudy Moreno c/o Law Office of Adriane S. Grace, PLLC, 8668 John Hickman Pkwy, Ste 202, Frisco, TX 75034 Independent Administrator of the Estate of PENNE-LOPE LOUISE MORENO Deceased.

CAUSE NO. PB1-0701-2025

7/31

Notice to Creditors of THE ESTATE OF Patrick Joseph Keane, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Patrick Joseph Keane , Deceased were granted to the undersigned on the 28th of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Lynda Ann Kinnard and Perry Wayne Kinnard within the time prescribed by law.

My address is c/o Stephen Hill 1102 Main Street, Suite 102 Garland, Texas 75040

Executor of the Estate of Patrick Joseph Keane Deceased

CAUSE NO. PB1-0942-2025

7/31

Notice to Creditors of THE ESTATE OF Mary Margaret Aurther, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Mary Margaret Aurther, Deceased were granted to the undersigned on the 22nd of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Karen Kaye Perry within the time prescribed by law.

My address is 2600 Network Blvd, Suite 560 Frisco, Texas 75034

Independent Executor of the Estate of Mary Margaret Aurther Deceased. CAUSE NO. PB1-0822-2025

7/31

Notice to Creditors of THE ESTATE OF Kevin Dwight Hoskins, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Kevin Dwight Hoskins, Deceased were granted to the undersigned on the 22nd of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Susan Hoskins within the time prescribed by law.

My address is 2024 Providence Way, Nevada, Texas 75173

Independent Executor of the Estate of Kevin Dwight

Hoskins Deceased. CAUSE NO. PB1-0879-2025

7/31

Notice to Creditors of THE ESTATE OF John R. Vaughn, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of John R. Vaughn, Deceased were granted to the undersigned on the 25th of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Wilbur Ballard within the time prescribed by law.

My address is 2600 Network Blvd, Suite 560 Frisco, Texas 75034

Independent Executor of the Estate of John R. Vaughn Deceased. CAUSE NO. PB1-0896-2025

7/31

NO. PB1-0582-2025
IN RE: ESTATE OF JOHN
DAVID MCCLESKEY, DECEASED
IN THE PROBATE COURT
NO. 1 OF COLLIN
COUNTY, TEXAS

COUNTY, TEXAS NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF JOHN DAVID MCCLESKEY

Notice is hereby given that original Letters Testamentary upon the Estate of John David McCleskey, Deceased, were issued on July 16, 2025, in Cause No. PB1-0582-2025, pending in Probate Court No. 1 of Collin County, Texas, to:

LINDA LOUISE ATWILL c/o Lynn W. Schleinat, Attorney at Law Jones, Allen & Fuquay, L.L.P. 7557 Rambler Road, Suite 500

Dallas, Texas 75231
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 29th day of July,

Respectfully submitted, JONES, ALLEN & FUQUAY, L.L.P.

7557 Rambler Road, Suite 500

Dallas, Texas 75231
(214) 343-7400 (Telephone)
(214) 343-7455 (Facsimile)
By: /s/ Lynn W. Schleinat
Lynn W. Schleinat
State Bar No. 20888625
lwschleinat@jonesallen.com

7/31

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of CHARLOTTE LOUISE BINHAMMER, Deceased, were issued on July 28, 2025, in Cause No. PB1-0923-2025, pending in the Probate Court of Collin County, Texas, to: Jon Hartfield.

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

Jon Hartfield 5206 Lake Terrace Court Garland, Texas 75043 DATED the 28th day of July, 2025

Lori A. Leu
State Bar No. 12243550
Ileu@elderlawtexas.com
Erin W. Peirce
State Bar No. 24058035
epeirce@elderlawtexas.com
Lauren E. Olson
State Bar No. 24084729
Iolson@elderlawtexas.com
2313 Coit Road, Suite A
Plano, TX 75075

Facsimile: 972.996.2544
ATTORNEYS FOR
JON HARTFIELD

Telephone: 972.996.2540

7/31

Notice to Creditors of THE ESTATE OF Carolyn Melton Fitz-Gerald, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Carolyn Melton Fitz-Gerald, Deceased were granted to the undersigned on the 22 of July, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Mary Mab Fitz-Gerald within the time prescribed by law.

My address is in c/o Pyke & Associates, PC 7557 Rambler Road, Suite 850 Dallas, Texas 75231

Executor of the Estate of Carolyn Melton Fitz-Gerald Deceased. CAUSE NO. PB1-0806-2025

7/31

Notice to Creditors of THE ESTATE OF Alphonsoe Frederick Jones, An Incapacitated Person

Notice is hereby given that Letters of Guardianship upon the Estate of Alphonsoe Frederick Jones, An Incapacitated Person were granted to the undersigned on the

LEGAL NOTICES
CONTINUED ON NEXT PAGE

LEGAL NOTICES CONTINUED

21st of May, 2025 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Ashley Jones within the time prescribed by law.

My address is 3509 Quartz Dr., McKinney, Collin County, Texas 75070

Executor of the Estate of Alphonsoe Frederick Jones An Incapacitated Person. CAUSE NO. GA1-0155-2012

7/31

CITATION BY PUBLICATION

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 RESPON

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:**

manded to appear by filing a written answer to the PLAIN-TIFF'S ORIGINAL PETI-TION 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,

You are hereby com-

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

THE STATE OF TEXAS CITATION BY PUBLICATION

CASE NO: 429-08934-2024 H&L Trust vs. Brenda Gonzalez

In the 429th District Court Of Collin County, Texas

NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 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." TO: Brenda Gonzalez Greeting:

You are hereby commanded to appear by filing a written answer to the Plaintiff's 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 11th day of August, 2025 at or before 10 o'clock a.m., before the 429th District Court of Collin County, at the Courthouse in McKinney, Texas.

Said Plaintiff's Petition was filed on the 12th day of December, 2024 in this case, numbered 429-08934-2024 on the docket of said court, and styled: H&L Trust vs. Brenda Gonzalez.

The names of the parties to the cause are as follows: H&L Trust are Plaintiffs and Brenda Gonzalez are Defendants.

A brief statement of the nature of the suit is as follows, to-wit; Ownership of Property as is more fully shown by Plaintiff's Petition on file in this suit.

Issued and given under my hand and the Seal of said Court, at office in McKinney, Texas on this the 26th day of June, 2025.

ATTEST:
Michael Gould, District Clerk
Collin County, Texas
Collin County Courthouse
2100 Bloomdale Road
McKinney, Texas 75071
972-548-4320, Metro 972424-1460 ext. 4320
By: Alicia Borboa, Deputy

7/10, 7/17, 7/24, 7/31

ABANDONED VEHICLES

PUBLIC NOTICE
ABANDONED VEHICLE
AUCTION
SIGNATURE TOWING INC
The following vehicles have
been impounded at Signature Towing Inc, at 1204 Municipal Ave. Plano, TX
75074, 972-423-4010 VSF
#0562673 and are deemed
abandoned under Transportation Code 683. These
vehicles will be processed

and sold at public sales under Occupation Code 2303.

CALL # YR MAKE MODEL LIC VIN CURRENT FEES 731815 2003 Toyota Camry 4T1BE32K63U157115 \$540.85

731956 2006 Holiday Rambler Travel Trailer 1KB131L206W161247 \$624.11

7/31

The following vehicle(s) will be sold at public auction at Martin Services Inc., 1750 Littrell Lane, McKinney, TX 75071, on August 18, 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 2008 FORD FS TBG2154 3FAHP06Z08R112187 2008 INFI G35 VYG8126 JNKBV61E98M224975 2013 DODG AVN VXV5730 1C3CDZAB5DN594295 2011 CHEV CZT RJF0945 1G1PE5S94B7211360 1750 Littrell Lane, McKinney, TX 75071

Texas Dept. of Transportation Vehicle Storage Facility, License #0657256

7/31