

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

CONSTABLE SALES

NOTICE OF CONSTABLE SALE REAL PROPERTY (Sale to be held as near to 10:00 AM as possible)

By virtue of an ORDER OF SALE issued by the 471st District Court of Collin County, Texas, on the 20th day of November, 2024, in the case of:

Ovation Services, LLC, Plaintiff, V. Corinda E Gauden, ET AL, Defendants.

Case: 471-05447-2022, and directed and delivered to me as Constable Precinct 2, Collin County, Texas, I have levied upon this 21st day of November, 2024, and will, between the hours of 10:00am and 4:00pm, on the first Tuesday of February, 2025, it being the 4th of said month, at the courthouse door of Collin County, Texas, proceed to sell at public auction to the highest bidder with cash in hand, unless otherwise exempted, all the right, title and interest which the said Corinda Elkin Gauden Et Al had of, in and to the following described real property, to-wit:

Tax Account #: R-6639-000-0090-1

16.161 ACRES OF LAND SITUATED IN THE NATHAN MITCHELL SURVEY, ABSTRACT NO. 639, COLLIN COUNTY, TEXAS, BEING 17.161 ACRES OF LAND MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20060302000268210, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAVE AND EXCEPT THE 1.00 ACRE OF LAND MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20060302000268220, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

PROPERTY ADDRESS: 9345 COUNTY ROAD 626, BLUE RIDGE, TX 75424 **DOES NOT INCLUDE MOBILE HOME TAXED SEPARATELY - COLLIN CAD PROPERTY ID

2666115**

Said property is levied upon as the property of Corinda E Gauden, ET AL, and will be sold to satisfy a judgment rendered in the said Court of Collin County, Texas, on the 15th day of July, 2024, in favor of Ovation Services, LLC and against the said Corinda E Gauden, ET AL. for the sum of \$16,129.17 principal plus penalties and interest at a rate of 11.260% that has accrued from the date of judgment for plaintiff, court costs of \$578.00 and further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Witness my hand this 2nd of January, 2025.

D. Kurtz Constable Precinct 2 Collin County, Texas By: Deputy C. Praslicka

1/14, 1/21, 1/28

NOTICE OF CONSTABLE SALE REAL PROPERTY (Sale to be held as near to 10:00 AM as possible)

By virtue of an ORDER OF SALE issued by the 429th District Court of Collin County, Texas, on 11/12/2024, in the case of:

West Crossing Homeowners Association, Inc. vs Amy Martinez and Juan Carlo Martinez

Case: 429-03244-2024, and directed and delivered to me as Constable Precinct 1, Collin County, Texas, I have levied upon this 6th day of January, 2025, and will, between the hours of 10:00am and 4:00pm, on the first Tuesday of February 2025, it being the 4th day of said month, at the courthouse door of Collin County, Texas, proceed to sell at public auction to the highest bidder with cash in hand, unless otherwise exempted, all the right, title and interest which the said Amy Martinez and Juan Carlo Martinez had of, in and to the following described real property, to-wit:

LOT 20, BLOCK EE, WEST CROSSING, PHASE 7, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 609, PLAT/MAP RECORDS, COLLIN

COUNTY, TEXAS; better known as 1140 SHELDON DRIVE, ANNA, TX 75409

Said property is levied upon as the property of Amy Martinez and Juan Carlo Martinez and will be sold to satisfy a judgment rendered in the said Court of Collin County, Texas, on the 22nd day of August, 2024, in favor of West Crossing Homeowners Association, Inc. and against the said Amy Martinez and Juan Carlo Martinez for the sum of \$4,126.35 principal with interest at \$0.96 per diem from 8/22/2024, attorney fees of 1383.50, court costs of \$755.02 and further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Witness my hand this 6th of January, 2025.

Matt Carpenter Constable Precinct 1 Collin County, Texas By: Sergeant Toby Carpenter

1/14, 1/21, 1/28

NOTICE OF CONSTABLE SALE REAL PROPERTY (Sale to be held as near to 10:00 AM as possible)

By virtue of an ORDER OF SALE issued by the 401st District Court of Collin County, Texas, on 11/27/2024, in the case of:

West Crossing Homeowners Association, Inc. vs Kevin Bradley Noland, Nanette Noland

Case: 401-06733-2023, and directed and delivered to me as Constable Precinct 1, Collin County, Texas, I have levied upon this 6th day of January, 2025, and will, between the hours of 10:00am and 4:00pm, on the first Tuesday of February 2025, it being the 4th day of said month, at the courthouse door of Collin County, Texas, proceed to sell at public auction to the highest bidder with cash in hand, unless otherwise exempted, all the right, title and interest which the said Kevin Bradley Noland, Nanette Noland had of, in and to the following described real property, to-wit:

LOT 8, BLOCK A, WEST-CROSSING, PHASE 2, AN ADDITION TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, ACCORDING TO

THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2013, PAGE(S) 317, OF THE MAP AND/OR PLAT RECORDS, COLLIN COUNTY, TEXAS; better known as 117 DRAYTON DRIVE, ANNA, TEXAS 75409

Said property is levied upon as the property of Kevin Bradley Noland, Nanette Noland and will be sold to satisfy a judgment rendered in the said Court of Collin County, Texas, on the 1st day of April, 2024, in favor of West Crossing Homeowners Association, Inc. and against the said Kevin Bradley Noland, Nanette Noland for the sum of \$3,364.42 principal with interest at \$0.78 per diem from the 4/1/2024, attorney fees of \$1,627.50, court costs of \$653.50 and further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Witness my hand this 6th day of January, 2025. Matt Carpenter Constable Precinct 1 Collin County, Texas By: Sergeant Toby Carpenter

1/14, 1/21, 1/28

NOTICE OF CONSTABLE SALE REAL PROPERTY (Sale to be held as near to 10:15 AM as possible)

By virtue of an ORDER OF SALE issued by the 401st District Court of Collin County, Texas, on the 12th day of November, 2024, in the case of:

NRZ Pass-Through Trust X, US Bank National Association as Trustee

Vs Daniel G. Budd, Diana Budd and Ohio Gravy Biscuit, Inc. as Trustee for the Woodhaven Drive 1401 Land trust

Case: 401-04848-2019, and directed and delivered to me as Constable of Precinct 4, Collin County, Texas, I have levied upon this 2nd day of January, 2025, and will, between the hours of 10:00am and 4:00pm, on the first Tuesday of February, 2025, it being the 4th of said month, at the courthouse door of Collin County, Texas, proceed to sell at public auction to the highest bidder with cash in hand, unless other-

wise exempted, all the right, title and interest which the said, Daniel G. Budd, Diana Budd and Ohio Gravy Biscuit, Inc. as Trustee for the Woodhaven Drive 1401 Land trust in and to the following described real property, to-wit:

LOT 62, BLOCK G, WOODHAVEN-PHASE I, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME L, PAGE 872, MAP RECORDS, COLLIN COUNTY, TEXAS; and better known as 1401 Woodhaven Drive, McKinney, Texas 75070.

Said property is levied upon as the property of Daniel G. Budd, Diana Budd and Ohio Gravy Biscuit, Inc. as Trustee for the Woodhaven Drive 1401 Land trust and will be sold to satisfy a judgment rendered in the said Court of Collin County, Texas, on the 26th day of October, 2022 in favor of NRZ Pass-Through Trust X, US Bank National Association as Trustee and against Daniel G. Budd, Diana Budd and Ohio Gravy Biscuit, Inc. as Trustee for the Woodhaven Drive 1401 Land trust for the sum of \$703,779.3, post judgment interest of 6.375%, Attorney Fees of \$5,891.00 and court costs of \$1,149.00, and further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Witness my hand this 2nd day of January, 2025.

Steve Asher Constable, Pct. 4 Collin County, Texas By: Deputy Cesare Venegoni

1/14, 1/21, 1/28

COVID-19 vaccine questions?

> Get the latest info at GetVaccineAnswers.org



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 OF PERSONAL PROPERTY

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. All spaces contain household furniture unless otherwise noted.
#7073 820 S Greenville Ave, Allen, TX 75002 972-908-9651 2/6/2025 10:00AM
 Benjamin Philip, Equipment; Deborah Angell Smith; Julian Tong
#1612 6600 K. Avenue,

Plano, TX 75074 469-540-6601 2/6/2025 10:15AM

Joyce Bultongez; Armando Vega, construction materials
#473 6101 Wagner Way, Plano, TX 75023 972-517-5429 2/6/2025 10:30AM

Jolisa Dillard; Chancellor Miller, Clothes; Billy Phan, Tools and Camping Gear
#1605 4200 K. Avenue, Plano, TX 75074 214-846-3195 2/6/2025 10:45AM

Gail Eaton, clothes
#1604 5104 14th St, Plano, TX 75074 214-846-3037 2/6/2025 11:00AM

Hugo Bejarano; Nkwachi Obia
#1365 3101 W. Spring Creek Pkwy, Plano, TX 75023 972-750-6272 2/6/2025 11:15AM

Elizabeth Bankong Lewis
#629 19211 Preston Rd, Dallas, TX 75252 972-750-6335 2/6/2025 11:45AM

Robert Anchondo; Dajah Dickerson; Pamela Gonzalez, clothing and shoes; Krishna Reddivari
#346 18530 N. Dallas Parkway, Dallas, TX 75287 972-750-6323 2/6/2025 12:15PM

Frederick Harrison; Eliam Iglesias; La Kendra Johnson; Justin Jones; Charise Meeks; Montelle Valentine; Johnny Yanez, 2001 Green Toyota Tacoma, VIN 5T5NL42N51Z827717
#1364 6501 W. Plano Pkwy, Plano, TX 75093 972-750-6264 2/6/2025 12:30PM

Kathryn Johnson; Tomika Ruff
#3418 8747 Stockard Dr, Frisco, TX 75034 972-842-9495 2/6/2025 1:00PM

Margaret Robinson
#3419 550 N Custer Rd, McKinney, TX 75071 469-942-5738 2/6/2025 1:15PM

Kimberly Bailey, Wall Art, sports & outdoor, totes; Cynthia Houston, Appliances, household items
#3420 3080 Alma Rd, McKinney, TX 75070 972-540-5625 2/6/2025 1:30PM

Brittany Alridge, Boxes, Bicycle, Lamp; Terry Crawford, Cooler, Suitcase
#3792 4005 W Plano Parkway, Plano, TX 75093 972-867-3189 2/6/2025 2:15PM

Lauren Angleton; Boxes, Totes, Small TV; Joshua Gonzalez; House hold goods; Myrtle Robertson; boxes, weights, bags
#3892 6315 N McDonald St, Melissa, TX 75454 214-550-7408 2/6/2025 3:00PM

Evan Hershberger, boxes, clothing & shoes, tools
#4214 1560 Hardin Blvd, McKinney, TX 75071 469-393-4200 2/6/2025 3:15PM

Tiara Simone Henderson Drake; Joclyn Keyrouz; Lindsay Logistics LLC Gregory

Lindsay

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 4441 Alma Rd. McKinney, Texas 75070 to satisfy a lien on February 5th 2025 at approx. 3:00 PM at www.storagetreasures.com: Innocent Abazie, Ashley Pierce, Benjamin Cox, D'Majio Richard

1/21, 1/28

NOTICE OF PUBLIC SALE

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as agent for Owner, 12250 Eldorado Parkway Frisco, TX 75035, to satisfy a lien on February 5, 2025, at approx. 3:00PM at www.storagetreasures.com: John Spalding, Laurie Halcomb, Priscilla Bouie, Venancio Escalera, Bernard Morgan, Emmy L Asbury

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self storage cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management LLC 9233 Westridge Blvd, McKinney TX 75072 to satisfy a lien on February 5, 2025 at approx. 3:00 PM at www.storagetreasures.com.

JIM STEINMARK
 BRANDON SCHAFFER
 MAYA FOSTER
 CHALYAN PROCTOR
 JAMONE JOHNSON

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 12300 College Parkway Frisco, TX

75035, to satisfy a lien on Feb.5 2025, at approx. 3:00PM at www.storagetreasures.com: Keiva Jackson, Debra Howerton

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC. 8749 Wade Blvd. Frisco, TX. 75034 to satisfy a lien on February 5th 2025 at approx. 11:00AM at www.storagetreasures.com: Gregg Roden, Tamala King, Terrence Christian, Denzel Rhone, Phillip Williams, Trina Tillman, James Summerall, Ray Anderson, Jay Akins, Rachel Snead, David Quilici.

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self storage cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC, 812 N. McDonald St, McKinney TX 75069 to satisfy a lien on February 5, 2025 at approx. 11:00 AM at www.storagetreasures.com.

MICHAEL GRAY
 RASHOD HILL
 ZAMAURIA EVANS
 EMILY SIMMONS
 MIA CHRISTMAN
 ADRIANE MATHIS
 YULIMAR RUIZ
 ARLIE NEAL
 JO ANN FORISTER

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 9500 Frisco St, Frisco, TX 75033 to satisfy a lien on February 5th, 2025 at approx. 11:00 AM at www.storagetreasures.com: Jim Gauch, Charles Drummond, Christian Jones, Roger Welch, Amos Burruss, Ryan Carter, Jorge Sanchez

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart Management, LLC 10121 Warren Pkwy, Frisco TX, 75035** to satisfy a lien on 2-5-2025, at approx. 11:00 AM at www.storagetreasures.com: **Rawlings Tanyi & Edward**

Tydd

1/21, 1/28

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 8680 Stonebrook Pkwy, Frisco TX, 75034 to satisfy a lien on February 5th, 2025, at approx. 11:00 AM at www.storagetreasures.com: Alisha Tatum, Destiney Tolbert, David White, Itzel Castillo, Belinda Chancellor, Mahogany Foster, Victoria Gardens, Tyler Brewerton, Antwione Jones.

1/21, 1/28

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 7749 Stonebrook Pkwy, Frisco TX, 75034 to satisfy a lien on February 5th, 2025 at approx. 11:00 AM at www.storagetreasures.com: Brenda Quinn, Ganpath Thanumoorthy, Amber McKenna, Chardanaia Solomon, Neshia Horn, Tamoria Rarliff, Malcolm Simms, Bridget Smith, Titus Mathew, Jonathan Darko, Travann Price, Jamie-Lynn Hilton, Fredrick Fayomi, Crystal Spooner.

1/21, 1/28

In accordance with the Texas property code, Chapter 59, Lavon Storage www.storagetreasures.com at 10556 CR 484 Lavon Tx, 75166, 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 10556 CR 484 Lavon Tx, 75166 on Saturday, February 15, 2025 at 10:00am. A deposit may be required for removal and cleanup.

General description of contents: Tires, Tool Box, Boxes, Totes, Ramps, Furniture, Table, Chairs, Clothes, Shoes, XBox 360, Vacuum, Bed Frame, Bags, Dog Kennel, Coolers

Names of tenants as appears on lease: Colton Frontierhouse Charlotte Sanders
 Tenants may redeem their goods for full payment in

**LEGAL NOTICES
CONTINUED**

cash only up to time of auction. Call Lavon Storage www.storagetreasures.com at 10556 CR 484 Lavon Tx, 75166 214-225-3290.

1/21, 1/28

Notice is hereby given that Storage King USA at 3920 S Ridge Rd. McKinney Tx. 75070 will sell the contents of the unit listed below at a public auction to satisfy a lien placed on the contents (pursuant to Title 5, liens Chapter 59 sec. 59.044) The sale will take place at the website WWW.StorageTreasures.com on Thursday 01/30/2024 at 09:00am. The sale will be conducted on WWW.StorageTreasures.com under the guidance of Rene Avrett on behalf of the facility's management. The units will be available for viewing prior to the sale @ WWW.StorageTreasures.com. The contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and a cleaning deposit of \$100.00 per unit. All sales are final. The seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

Jo Chalmers
Jo Chalmers
Vincent Humphrey
Melissa Renee Rayls
Aleiyah Rice

1/14, 1/21

Notice is hereby given that Storage King USA 094 2025 East FM 544 Wylie, TX will sell the contents of the storage unit(s) listed below at public auction to satisfy a lien placed on the contents (pursuant to Title 5, Liens Chapter 59 Sec. 59.044). The sale will take place at the website www.storagetreasures.com on January 30 2025 at 9:00AM. The sale will be conducted on www.storagetreasures.com, under the guidance of Christopher Rosa (16850) on behalf of the facility's management. Units will be available for viewing prior to the sale on www.storagetreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and a cleaning deposit of \$100.00 per unit. All sales are final, Seller reserves the right to withdraw the property

at any time before the sale or to refuse any bids. The property to be sold is described as Household goods
Name as it appears on the lease
Jessica Oliver
Casey Somogye

1/14, 1/21

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 Friday, February 7th, 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: Chairs, mattress, bed frame, washer and dryer, booster seat, tables, display case, artwork, clothes.

Name of Tenant (s) as they appear on lease: Theophilus Togba

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

1/14, 1/21

**TEXAS ALCOHOL
& BEVERAGE
COMMISSION

LICENSES &
RENEWALS**

Application has been made for a Texas Alcoholic Beverage Commission for Mixed Beverage with Food and Beverage Certificate by KOREAN TOFU KING, LLC d/b/a KOREAN TOFU KING, to be located at 1861 N CENTRAL EXPY STE 125, Plano, Collin County, Texas.

Officer of said by KOREAN TOFU KING, LLC is SUMGIL SHIN as a Managing Member

1/21, 1/23

Application has been made for a Texas Alcoholic Beverage Commission for Mixed Beverage with Food and Beverage Certificate by YULIA ENTERPRISE LLC d/b/a HATSUYUKI HANDROLL BAR, to be located at 6801 WARREN PKWY STE 103, Frisco, Collin County, Texas.

Officer of said by YULIA ENTERPRISE LLC is Jun Yeon as a Managing Member

1/21, 1/23

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate Required for BIRDCALL LAKE FOREST LLC dba BIRDCALL at 4702 W UNIVERSITY DRIVE, MCKINNEY, COLLIN COUNTY, TX 75071 .

JAMES RYAN O'HARA - MANAGER

1/21, 1/23

NOTICE TO CREDITORS

Notice to Creditors of THE ESTATE OF Wyleen Och, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Wyleen Och, Deceased were granted to the undersigned on the 13th 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 Wendy Diane Woodard within the

time prescribed by law.

My address is 7945 CR 1216 Blue Ridge, TX 75424

Independent Executrix of the Estate of Wyleen Och Deceased.
CAUSE NO. PB1-1794-2024

1/21

Notice to Creditors of THE ESTATE OF Terri H. McClellen a/k/a Terri Heard McClellen, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Terri H. McClellen a/k/a Terri Heard McClellen, Deceased were granted to the undersigned on the 15th 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 Jesse R. McClellen within the time prescribed by law.

My address is c/o Ronald A. Foxman Higier Allen & Lautin, PC 2711 N. Haskell, Suite 2400 Dallas, Texas 75204

Independent Executor of the Estate of Terri H. McClellen a/k/a Terri Heard McClellen Deceased.
CAUSE NO. PB1-1790-2024

1/21

Notice to Creditors of THE ESTATE OF SHARON KAY HUDSON, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Sharon Kay Hudson, Deceased were granted to the undersigned on the 10th of December, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Representative's Attorney, Keelin M. Granahan, within the time prescribed by law.

My address is Malouf Nakos Jackson & Swinson PC, 12222 Merit Drive, Suite 1000, Dallas, Texas 75251

Independent Executor of the Estate of Sharon Kay Hudson Deceased.
CAUSE NO. PB1-1627-2024

1/21

Notice to Creditors of THE ESTATE OF ROBERT GRONDALSKI, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of ROBERT GRONDALSKI, Deceased were granted to the undersigned on the 16th 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 Judith Grondalski within the time prescribed by law.

My address is 1711 Edinburg Ct., Allen, Texas 75013

Executor of the Estate of ROBERT GRONDALSKI Deceased.
CAUSE NO. PB1-1904-2024

1/21

Notice to Creditors of THE ESTATE OF Osayamen Omigie, Deceased

Notice is hereby given that Letters of Independent Administration upon the Estate of Osayamen Omigie, Deceased were granted to the undersigned on the 14th 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 Nelly Nwosu within the time prescribed by law.

My address is 100 W. Interstate Highway 635 Apt 310 Irving, Texas 75039

Independent Administrator of the Estate of Osayamen Omigie Deceased.
CAUSE NO. PB1-1454-2024

1/21

Notice to Creditors For THE GUARDIANSHIP OF LOUISE L. BRAXTON, An Alleged Incapacitated Person

Notice is hereby given that the Certificate of Appointment of Temporary Guardian of the Person and Estate of Louise L. Braxton, An Alleged Incapacitated Person, was granted to Lisa Braxton on the 7th 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 Lisa Braxton c/o Brandy Baxter-Thompson within the time prescribed by law.

My address is 500 N. Akard Street, Suite 2150, Dallas, Texas 75201.

Temporary Guardian of the Person and Estate of Louise L. Braxton, An Alleged Incapacitated Person
CAUSE NO. GA1-0246-2024

1/21

Notice to Creditors of THE ESTATE OF LETA JO SENN, Deceased

Notice is hereby given that Letters Testamentary upon

LEGAL NOTICES
CONTINUED

the Estate of LETA JO SENN, Deceased were granted to the undersigned on the 15th 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 SUSAN AGNES TOYE within the time prescribed by law.

My address is 2299 FM 982, #344, Princeton, Texas 75407

Executor of the Estate of LETA JO SENN Deceased. CAUSE NO. PB1-1895-2024

1/21

Notice to Creditors of THE ESTATE OF Joy Sue Maxson, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Joy Sue Maxson, Deceased were granted to the undersigned on the 19 of December, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Sharon Reynolds within the time prescribed by law.

My address is 129 N. Ohio Street Celina, Texas 75009

Independent Executor of the Estate of Joy Sue Maxson Deceased. CAUSE NO. PB1-1729-2024

1/21

Notice to Creditors of THE ESTATE OF JOHN JAY O'HAUGHERTY, Deceased

Notice is hereby given that Letters of Administration With Bond upon the Estate of JOHN JAY O'HAUGHERTY, Deceased were granted to the undersigned on the 14th 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 COURTNEY LANDL within the time prescribed by law.

My address is c/o Carol Butrus, Ferguson Braswell Fraser & Kubasta, PC 2500 Dallas Parkway, Suite 600 Plano, Texas 75093

Administrator of the Estate of JOHN JAY O'HAUGHERTY Deceased. CAUSE NO. PB1-1836-2024

1/21

Notice to Creditors of THE ESTATE OF JOHN VICTOR BROCKHUM, Deceased

Notice is hereby given that

Letters of Administration Without Bond upon the Estate of John Victor Brockhum, Deceased were granted to the undersigned on the 16 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 Kristy Lynn Brockhum within the time prescribed by law.

My address is 2104 Fleming Dr., McKinney Texas 75072

Executor of the Estate of John Victor Brockhum Deceased. CAUSE NO. PB1-1943-2024

1/21

Notice to Creditors of THE ESTATE OF Gigi Sherrell Norwood, Deceased

Notice is hereby given that Original Letters of Administration upon the Estate of Gigi Sherrell Norwood, Deceased were granted to the undersigned on the 15th 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 Jan Sherrell Gephardt within the time prescribed by law.

My address is C/O 100 N. Central Expy. #1200 Richardson, TX 75080

Executor of the Estate of Gigi Sherrell Norwood Deceased. CAUSE NO. PB1-1574-2024

1/21

No. PB1-1815-2024 IN THE ESTATE OF ELIZABETH L MURPHY, DECEASED IN THE PROBATE COURT COLLIN COUNTY, TEXAS NOTICE TO CREDITORS ESTATE OF ELIZABETH L. MURPHY, DECEASED

Notice is hereby given that original Letters Testamentary for the Estate of Elizabeth L. Murphy, Deceased, were issued on January 13, 2025, in Cause No. PB1-1815-2024, pending in the Probate Court, Collin County, Texas, to David Lumpkin. All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. Claims should be addressed in care of a Representative, Estate of Elizabeth L. Murphy, Deceased, and may be presented to the Representative at the following address: Mark McCraw, P.C.

McCraw Gantt

7850 Collin McKinney Parkway, Suite 202 McKinney, Texas 75070 DATED January 13, 2025. /s/ Mark McCraw

Mark McCraw, Attorney for David Lumpkin, Independent Executor Estate of Elizabeth L. Murphy

1/21

Notice to Creditors of THE ESTATE OF Efraim Jacob, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Efraim Jacob, Deceased were granted to the undersigned on the 12th of November, 2024 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Miriam Rozen within the time prescribed by law.

My address is c/o Karen R Washington, PO Box 837072, Richardson, TX 75083

Executor of the Estate of Efraim Jacob Deceased. CAUSE NO. PB1-1480-2024

1/21

Notice to Creditors of THE ESTATE OF Edwin Andrew Harvey, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Edwin Andrew Harvey, Deceased were granted to the undersigned on the 14th 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 Janet Veerman Harvey within the time prescribed by law.

My address is C/o Jeffrey A. Yates, 290 S. Preston Rd., Suite 300, Prosper, Texas 75078

Independent Executor of the Estate of Edwin Andrew Harvey Deceased. CAUSE NO. PB1-1810-2024

1/21

Notice to Creditors of THE ESTATE OF Amit Chaudhary, Deceased

Notice is hereby given that Letters of Administration upon the Estate of Amit Chaudhary, Deceased were granted to the undersigned on the 16th 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 Divya Saran within the time

prescribed by law. My address is c/o Andrew Gore, 1202 Richardson Drive, #111, Richardson, TX 75080

Executor of the Estate of Amit Chaudhary Deceased. CAUSE NO. PB1-1488-2024

1/21

PROBATE CITATIONS

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

IN THE ESTATE OF EDWIN DANIEL NDOKO, DECEASED

CAUSE NO.

PB1-0041-2025

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 TEMPORARY ADMINISTRATION AND TO CONVERT TO PERMANENT ADMINISTRATION WITH DETERMINATION OF HEIRSHIP** in this estate on **January 10, 2025** requesting that the Court determine who are the heirs and only heirs of **Edwin Daniel Ndoko**, 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 13th day of January, 2025**

Stacey Kemp, County Clerk Collin County, Texas

By: Lisa Chambers, Deputy

1/21

CITATION BY PUBLICATION

THE STATE OF TEXAS CITATION BY PUBLICATION

CASE NO: 429-07906-2024

Alex Guevara vs. Anthony Guevara, Dylan James Dionne, Veronica Dionne, Individually, Veronica Dionne, as Parent/Guardian of E.D., and Unknown Heirs of Ronald W. Dionne II, Deceased

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: Unknown Heirs of Ronald W. Dionne, II Defendant, Greeting:

You are hereby commanded 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 17th day of February, 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 28th day of October, 2024 in this case, numbered 429-07906-2024 on the docket of said court, and styled: Alex Guevara vs. Anthony Guevara, Dylan James Dionne, Veronica Dionne, Individually, Veronica Dionne, as Parent/Guardian of E.D., and Unknown Heirs of Ronald W. Dionne II, Deceased.

The names of the parties to

LEGAL NOTICES
CONTINUED

the cause are as follows: Alex Guevara is Plaintiff and Anthony Guevara; Dylan James Dionne; Veronica Dionne are Defendants.

A brief statement of the nature of the suit is as follows, to-wit; Plaintiff's Original Petition as is more fully shown by Plaintiff's Original 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 7th day of January, 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: Alicia Borboa, Deputy

1/14, 1/21, 1/28, 2/4

**THE STATE OF TEXAS
CITATION BY
PUBLICATION**

CASE NO: 401-08547-2024

Idaho Housing and Finance Association vs. The Unknown Heirs at Law of Jerry Lamar Terry, Et Al.

In the 401st 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 disclo-

tures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org."

TO: The Unknown Heirs at Law of Jerry Lamar Terry No Known Address, Defendant 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 14th day of February, 2025 at or before 10 o'clock a.m., before the 401st District Court of Collin County, at the Courthouse in McKinney, Texas.

Said Plaintiff's Petition was filed on the 22nd day of November, 2024 in this case, numbered 401-08547-2024 on the docket of said court,

and styled: Idaho Housing and Finance Association vs. The Unknown Heirs at Law of Jerry Lamar Terry, Et Al..

The names of the parties to the cause are as follows: Idaho Housing and Finance Association are Plaintiffs and The Unknown Heirs at Law of Jerry Lamar Terry; Jamie Terry; Taiyler Coats; JaTonne Terry; Jada Royal are Defendants.

A brief statement of the nature of the suit is as follows, to-wit; Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to wit: BEING LOT 2, IN BLOCK E, OF CYPRESS BEND PHASE I, AN ADDITION TO THE CITY OF

PRINCETON, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 2006, PAGE 123, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS." 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 3rd day of January, 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

1/14, 1/21, 1/28, 2/4



SAVE A LIFE. DON'T DRIVE HOME BUZZED.
BUZZED DRIVING IS DRUNK DRIVING.



**U.S. Department of
Transportation**