

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

cash by CubeSmart #673, 8680 10121 Warren Pkwy, TX 75035 to satisfy a lien on April 21, 2021 at approx. 11:00 AM at [www.storage-treasures.com](http://www.storage-treasures.com), Forrest Thompson, Andre Butler.

4/6, 4/13

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart #792, 7749 Stonebrook Pkwy, TX 75034** to satisfy a lien on **April 21, 2021** at approx. **11:00 AM** at [www.storage-treasures.com](http://www.storage-treasures.com): **Daishia "Daisy" Pratt, Daishia Pratt.**

4/6, 4/13

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart #798, 9233 Westridge Boulevard McKinney, TX, 75072 to satisfy a lien on April 21st, 2021 at approximately 3:00 PM at [www.storage-treasures.com](http://www.storage-treasures.com): **Bradley Hitchcock and Alex Perez**

4/6, 4/13

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart #5401 Eldorado Pkwy, Frisco, TX 75035 to satisfy a lien on April 21st, 2021 at approximately 3:00 PM at [www.storage-treasures.com](http://www.storage-treasures.com): **Araina Dupart, Chelsea Smith, Michael Scott.**

4/6, 4/13

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart #5408 4441 Alma Rd. McKinney, Texas 75070 to satisfy a lien on April, 21st 2021 at approx 3:00PM at [www.storage-treasures.com](http://www.storage-treasures.com): **Manoj Nee-lakantan, Kiana Evans, Kiana Evans, Greg Payne**

4/6, 4/13

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.storage-treasures.com](http://www.storage-treasures.com) with bids closing at 11:00 a.m. on **Wednesday, April 28th, 2021**. 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. **Chris Bakman: household furniture, misc boxes, trash bags, couch, folding chairs, basketball, misc personal effects.**

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

4/6, 4/13

### PUBLIC SALE NOTICE

Pursuant to Chapter 59, Texas property code, **Advantage Storage**, which is located at **6720 Parkwood Blvd., Plano Texas** will hold a public auction of property being sold to satisfy a landlord's lien online at [www.StorageTreasures.com](http://www.StorageTreasures.com). The auction will end at or around **12:00 PM on APRIL 28, 2021**. Property will be sold to the highest bidder. Deposit for removal and cleanup will be required. Seller reserves the right to withdraw property from sale. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Name of Tenant as appears on lease & general description of contents:

**COURTNEY CYRUS- REED- Unit appears to contain a Bicycle, Mattress, Box Spring and Headboard and Footboard. FAITH MALONEY - Unit appears to contain a stackable washer and dryer.**

Tenants may redeem their goods for full payment in cash only up to time of auction. Call Advantage Storage, 6720 Parkwood Blvd., Plano, Texas. 972-378-4066

4/6, 4/13

Legal Notice: Public Auction Compass Self Storage 9696 Virginia Parkway McKinney, TX 75071

#556  
Unit # 42  
Unit # 140  
Unit # 460  
Unit # 615  
Unit # 733  
Unit # 201  
Unit # 203  
Unit # 650

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 and bid on all units @ [www.self-storageauction.com](http://www.self-storageauction.com), to be sold on APRIL 14TH., ending at 10AM.

3/30, 4/6

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Extra Space Storage 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.

**#7103 2129 Chelsea Blvd, Allen, TX 75013 972-521-9164 04/15/2021 9:30AM**

Marshall Muse  
Bike, Toys  
Jim Turner  
Art, Wagon, Antiques  
**#1612 6600 K. Avenue, Plano, TX 75074 469-540-6601 04/15/2021 10:15AM**

Chung Cang  
Battery Chargers, Chandelier

Kathryn Lewis  
Hand Tools  
Jorge Sandoval  
Building Materials, Dolly, Wood Stain, Welder, Pressure Washer

**#473 6101 Wagner Way, Plano, TX 75023 972-517-5429 04/15/2021 10:30AM**

Kristine Romero  
**#1604 5104 14th St, Plano, TX 75074 214-846-3037 04/15/2021 11:00AM**

Christian Hernandez  
Pallets of Wood Flooring  
**#1497 19383 Preston Rd, Dallas, TX 75252 469-744-3204 04/15/2021 11:30AM**

Babette Farkas  
Babette Farkas

Brian Flood  
Brian Frazier  
Terry Hodges  
Malcolm McGuire  
David Pennington  
Janice Rodriguez  
**#629 19211 Preston Rd, Dallas, TX 75252 972-750-6335 04/15/2021 11:45AM**

Naomi Christian  
Gregory Gaylor  
**#236 17854 Preston Rd, Dallas, TX 75252 972-931-9935 04/15/2021 12:00PM**  
Kenneth Williams  
bags, clothes  
Ana Villegas Carranza  
holiday decorations  
Eddie Sledge  
**#346 18530 N. Dallas Parkway, Dallas, TX 75287 972-750-6323 04/15/2021 12:15PM**

Danick Resources Daniel Lane  
extra office supplies and items for trade shows  
Tiffany Deming  
Tsi Tsi Parker  
Vanessa Polk

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.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.

3/30, 4/6

### PUBLIC SALE

Pursuant to the Texas Self-Service Storage Facility Act, notice is hereby given that Simply Self Storage McKinney, LLC d/b/a Simply Self Storage at 3801 S Hardin Blvd McKinney TX 75070; will sell at public auction the personal property in the below-listed occupants' leased unit(s) to satisfy the landlord's lien. The personal property stored therein by the following occupants may include but is not limited to general household, office and personal items, furniture, boxes, clothes, and appliances. The unit(s) will be sold at public auction through online auction services of [www.storage-treasures.com](http://www.storage-treasures.com) with bids opening at 10:00AM on April 9, 2021 and closing at 3:00PM on April 16, 2021.

LEGAL NOTICES  
CONTINUED ON NEXT PAGE

**LEGAL NOTICES  
CONTINUED**

8537 Paul Chandler  
9350 Briana Winston  
7122 Brenda Deakins  
3012 Sarah Castle  
7121 Eric Barger  
8006 Kelly Armstrong  
4007 Eric Barger  
7325 Eric Barger  
5006 Kelly Armstrong  
9025 Jessica Gibson  
All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash. Buyers must secure the unit(s) with their own personal locks. All contents are sold WHERE IS AS IS. No representations are made as to the nature, value or fitness of the contents.

3/30, 4/6

**PUBLIC SALE**

Pursuant to the Texas Self-Service Storage Facility Act, notice is hereby given that Simply Self Storage Allen LLC d/b/a Simply Self Storage at 1379 Andrews Parkway, Allen TX 75002; will sell at public auction the personal property in the below-listed occupants' leased unit(s) to satisfy the landlord's lien. The personal property stored therein by the following occupants may include but is not limited to general household, office and personal items, furniture, boxes, clothes, and appliances. The unit(s) will be sold at public auction through online auction services of [www.storageasures.com](http://www.storageasures.com) with bids opening at 10:00AM on April 9, 2021 and closing at 3:00PM on April 16, 2021  
#2224 MYA HALL  
#2510 PAUL LUC CHOKOTA  
#3822 CECIL GREEN  
All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash. Buyers must secure the unit(s) with their own personal locks. All contents are sold WHERE IS AS IS. No representations are made as to the nature, value, or fitness of the contents.

3/30, 4/6

Storage Sense- hereby gives notice of Public Sale under the provisions of Chapter 59 of the Texas Property Code. Sale, and will end on **THURSDAY, April 15th, 2021 at 12:00PM**. This sale is being held to satisfy a Landlord's Lien. Everything sold is purchased "as is" "where is" for **CASH ONLY**.

STORAGE SENSE- reserves the right to set a minimum bid, refuse any bid, or to cancel any Public Sale that is advertised. Complete terms of the Auction will be posted, the day of the sale, at the Auction Site. See and bid on all units @ [www.Lock-erfox.com](http://www.Lock-erfox.com). Announcements made the day of the sale take precedence over any printed materials related to the sale. Locations, Names and a general description of the contents of the tenant's units are listed below.

Storage Sense- CHURCH 1442 NORTH CHURCH ST, McKinney, TX 75069- (972)332-2241

Taelor Mcfarland -Game Chair, 4 Mattreses, Wooden Case, Changing Station, Record Player, Rigid tool case

Charles Cornwell – Headboard, Dresser drawers, filing cabinet, Cooler, Oxygen Tank, Mattress, Totes, Boxes, Shelf, Kitchen Accessories

Charles Cornwell – Toolkit, Fire extinguisher, Shelving, Armoire, Luggage, Light stands, Outdoor Chair, Tires, Extension Cords, Boxes, Totes, AC unit, Craftsmen Tool Storage Cabinet

3/30, 4/6

Notice is hereby given that SmartStop Self Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at the following location: **2280 N. Custer Rd., McKinney TX 75071, 214- 218-0978 on April/15/2021 at 10:30 Am. Unit 507 Belinda Vil-lasenor: painting supplies Unit 831 Chris Lenckus: woodworking equipment and supplies, Unit 969 Keli Roberts: household goods, Unit 707 Ruben Paredes-Alba: misc household items, Unit 829 Harold Carnathan: household goods and roofing items, Unit 754 Larry Roche: garage items lawn equipment, Unit 444 Chelsea Smith: misc household items and Unit 954 Kala Sims :furniture.**

The auctions will be listed and advertised on [www.self-storageauction.com](http://www.self-storageauction.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the per-

sonal property.

3/30, 4/6

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

**Original application has been made for a Wine and beer retailer's permit, and Food and beverage certificate for PVLE Investments, LLC. dba New Orleans Crab Shack at 901 W Spring Creek Pkwy. Suite 125 Plano, Collin County, Texas 75023.**

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

**Officers:  
Phong V. Le - Manager**

4/1, 4/6



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Curiosity.  
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Together.**

[www.read.gov](http://www.read.gov)



**NOTICE TO  
CREDITORS**

**NOTICE TO CREDITORS**

Notice is hereby given that Original Letters Testamentary for the Estate of Arthur Gipson, Deceased, were issued on March 31, 2021, in Cause No. PB1-0344-2021, pending in the Probate Court No. 1, COLLIN County, Texas, to: Hazel Walker.

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.

c/o: Taylor Willingham  
**Attorney at Law**  
7701 Eldorado Parkway,  
Suite 200

**McKinney, Texas 75070**  
**DATED the 31st day of March, 2021.**

/s/ Taylor Willingham  
Taylor Willingham  
The Willingham Law Firm,  
P.C.

Attorney for Hazel Walker  
State Bar No.: 24094520  
7701 Eldorado Parkway,  
Suite 200

McKinney, Texas 75070  
Telephone: (214) 250-4407  
Facsimile: (866) 309-7476  
E-mail: [taylor@taylorwillingham.com](mailto:taylor@taylorwillingham.com)

4/6

**Notice to Creditors of THE  
ESTATE OF ORETA  
SMART MILNER, De-  
ceased**

Notice is hereby given that Letters Testamentary upon the Estate of ORETA SMART MILNER, Deceased were granted to the undersigned on the 30TH of MARCH, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to MARILYN KAY VAN PELT within the time prescribed by law.

My address is 6401 ELDO-RADO PKWY #102, MCKIN-NEY, TX 75070

Executor of the Estate of ORETA SMART MILNER Deceased. CAUSE NO. PB1-0453-2021

4/6

**Notice to Creditors of THE  
ESTATE OF Mary Kubat  
Burnett, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Mary Kubat Burnett, Deceased were

granted to the undersigned on the 24th of March, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Susan W. Periquet within the time prescribed by law.

My address is 5700 Granite Parkway, Ste. 200 Plano, TX 75024

Executor of the Estate of Mary Kubat Burnett Deceased. CAUSE NO. PB1-0419-2021

4/6

**NOTICE TO CREDITORS  
OF THE ESTATE OF  
JAMES WOODROW WIM-  
BERLEY, DECEASED**

Notice is hereby given that Letters Testamentary upon the Estate of JAMES WOODROW WIMBERLEY, Deceased were granted to the undersigned on the 9th day of March 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to within the time prescribed by law to the following:

**CAUSE NO. PB1-0211-2021**

DEBRA WIMBERLEY  
AARON, Independent Ex-ecutor of the Estate of JAMES WOODROW WIM-  
BERLEY, Deceased  
Lorne C. Book  
BOOK LAW FIRM  
4425 Plano Pkwy., Unit. 103  
Carrollton, Texas 75010

4/6

**Notice to Creditors of THE  
ESTATE OF COLIN C.  
CHOPIN, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of COLIN C. CHOPIN, Deceased were granted to the undersigned on the 25th of March, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to MICHELLE ANNE MARIE MILLER, Independent Ex-ecutrix within the time prescribed by law.

My address is MICHELLE ANNE MARIE MILLER, Independent Ex-ecutrix, c/o Odeneal & Ode-neal Attorneys, 4849 Greenville Ave, Suite 1111, Dallas, Texas 75206, (214) 691-0611, FAX (214) 890-7628. Email: [odeneal@sbc-global.net](mailto:odeneal@sbc-global.net)



**LEGAL NOTICES  
CONTINUED**

Executrix of the Estate of COLIN C. CHOPIN Deceased. CAUSE NO. PB1-0368-2021

4/6

**CAUSE NO. PB1-0181-2021**

**IN RE: GLENN LEWIS BREEDEN DECEASED IN PROBATE COURT NO. 1 COLLIN COUNTY, TEXAS NOTICE TO CREDITORS NOTICE IS HEREBY GIVEN**, that Letters Testamentary for the Estate of **GLENN LEWIS BREEDEN, DECEASED**, were issued on March 22, 2021, under Cause Number PB1-0181-2021 in Probate Court No. 1, Collin County, Texas to Don M. Sallinger, Independent Executor of the Estate, whose address for notice is: **Estate of GLENN LEWIS BREEDEN, Deceased c/o Don M. Sallinger, Independent Executor 15150 Preston Road, Suite 240 Dallas, Texas 75248**

All persons having claims against this Estate are required to present their claims within the time and manner prescribed by law to either the Executor of the Estate or the attorney for the Executor as follows:  
**Estate of Glenn Lewis Breedren, Deceased c/o Don M. Sallinger Don M. Sallinger P.C. 15150 Preston Road, Suite 240 Dallas, Texas, 75248**  
SIGNED THE 1st DAY OF **APRIL** 2021.  
Don M. Sallinger, Independent Executor of the Estate of GLENN LEWIS BREEDEN, Deceased

4/6

**NOTICE TO CREDITORS OF THE ESTATE OF ROBERT ALLEN DOUTHIT, DECEASED**

Notice is hereby given that Letters Testamentary upon the Estate of **ROBERT ALLEN DOUTHIT, Deceased**, were granted to the undersigned on the **1st day of April, 2021** by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to **Amanda L. Douthit c/o Jason T. McCuiston** within the time prescribed by law. My address is: **1701 Legacy Drive, Suite**

**2000 Frisco, Texas 75034 Plunk Smith, PLLC c/o Independent Executor of the Estate of ROBERT ALLEN DOUTHIT, Deceased. CAUSE NO. PB1-0467-2021**

4/6

**Notice to Creditors of THE ESTATE OF Clyde Douglas Boone, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Clyde Douglas Boone, Deceased were granted to the undersigned on the 23rd of March, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Susan Marie Boone within the time prescribed by law.  
My address is c/o Miller Law Office, 2310 Ohio Drive, Suite 200, Plano, Texas 75093

Executor of the Estate of Clyde Douglas Boone Deceased. CAUSE NO. PB1-0165-2021

4/6

**Notice to Creditors of THE ESTATE OF Harold Sidney Bailey, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of Harold Sidney Bailey, Deceased were granted to the undersigned on the 29th of March, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Melvin Anthony Bailey within the time prescribed by law.

My address is c/o Law Office of Paul F. Tagg 16300 Addison Road, Suite 100, Addison, TX 75001

Executor of the Estate of Harold Sidney Bailey Deceased. CAUSE NO. PB1-0207-2021

4/6

**Notice to Creditors of THE ESTATE OF TED HUTSON NICHOLS, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of TED HUTSON NICHOLS, Deceased were granted to the undersigned on the 29TH of MARCH, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to **MARJORIE MC CLOUD NICHOLS** within the time

prescribed by law. My address is 5814 Buf-ridge Trail Dallas, Texas 75252

Independent Executrix of the Estate of TED HUTSON NICHOLS Deceased. CAUSE NO. PB1-0268-2021

4/6

**Notice to Creditors of THE ESTATE OF ROBBIE WYNELLE MEUSEL, Deceased**

Notice is hereby given that Letters Testamentary upon the Estate of ROBBIE WYNELLE MEUSEL, Deceased were granted to the undersigned on the 30TH of MARCH, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to APRIL D. NORDHAUS, ATTORNEY FOR INDEPENDENT EXECUTOR within the time prescribed by law.

My address is 5900 S. Lake Forest, Suite 415, McKinney, TX 75070

Executor of the Estate of ROBBIE WYNELLE MEUSEL Deceased. CAUSE NO. PB1-0430-2021

4/6

**Notice to Creditors of THE ESTATE OF KATHLEEN EVELYN BOYD, Deceased**

Notice is hereby given that Original Letters Testamentary upon the Estate of Kathleen Evelyn Boyd, Deceased were granted to the undersigned on the 31st of March, 2021 by the Probate Court of Collin County, Texas. All persons having claims against said estate are hereby required to present the same to Jo Ann Clark within the time prescribed by law.

My address is c/o Sadie Randall Stacy Attorney at Law 8401 N. Central Expwy., #210 Dallas, Texas 75225

Independent Executrix of the Estate of Kathleen Evelyn Boyd Deceased. CAUSE NO. PB1-0282-2021

4/6



**PROBATE CITATIONS**

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

IN THE ESTATE OF CARA ANN BONAWITZ, DECEASED

CAUSE NO.

PB1-0712-2020

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 APPOINT TEMPORARY ADMINISTRATOR** in this estate on **May 26, 2020** requesting that the Court determine who are the heirs and only heirs of **Cara Ann Bonawitz, 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 March, 2021**

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

4/6

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

IN THE ESTATE OF RICHARD K. MAGRUDER, DECEASED

CAUSE NO.

PB1-0577-2021

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 INDEPENDENT ADMINISTRATION, FOR ISSUANCE OF LETTERS OF INDEPENDENT ADMINISTRATION, AND DECLARATION OF HEIRSHIP** in this estate on **March 31, 2021** requesting that the Court determine who are the heirs and only heirs of **Richard K. Magruder, 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 1st day of April, 2021**

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

4/6

**CITATIONS BY PUBLICATION**

**THE STATE OF TEXAS CITATION BY PUBLICATION**

**CASE NO: 416-05402-2019** Urbancal Oakland Mall, LLC vs. Barzoo Faizy

In the 416th 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

LEGAL NOTICES  
CONTINUED

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](https://TexasLawHelp.org).

TO: Barzoo Faizy  
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 3rd day of May, 2021 at or before 10 o'clock a.m., before the 416th District Court of Collin County, at the Courthouse in McKinney, Texas.

Said Plaintiff's Second Amended Petition was filed on the 11th day of December, 2019 in this case, numbered 416-05402-2019 on the docket of said court, and styled: Urbanal Oakland Mall, LLC vs. Barzoo Faizy.

The names of the parties to the cause are as follows: Urbanal Oakland Mall, LLC are Plaintiffs and Barzoo Faizy are Defendants.

A brief statement of the nature of the suit is as follows, to-wit; suit on a contractual guaranty of a note as is more fully shown by Plaintiff's Second Amended 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 17th day of March, 2021.

ATTEST:  
Lynne Finley, District Clerk  
Collin County, Texas  
Collin County Courthouse  
2100 Bloomdale Road  
McKinney, Texas 75071  
972-548-4320, Metro 972-424-1460 ext. 4320  
By: Keri Crow, Deputy

3/23, 3/30, 4/6, 4/13

PUBLIC  
NOTICES

**NOTICE BY PUBLICATION**  
THE STATE OF TEXAS  
COUNTY OF COLLIN  
TO: **BETTILU ROPER WICHERN, WHOSE RESIDENCE IS UNKNOWN AND IF DECEASED, THE UNKNOWN HEIRS OF BETTILU ROPER WICHERN, WHOSE NAMES AND RESIDENCES ARE UNKNOWN**

You are each hereby notified that a hearing will be held at 10:00 o'clock a.m., on the first Monday after the expiration of forty-two (42) days from the date of issuance hereof, that is to say Monday, the 10th day of May 2021, and at Virtual, to assess the damages of the owner of the property being condemned.

Pursuant to Governor Abbott's March 13, 2020 Disaster Declaration due to COVID 19 and the Supreme Court's First Emergency Order Regarding the COVID-19 State of Disaster (Misc. Docket No. 20-9042), the undersigned Commissioners have set the time and place of hearing the parties and said matters as 10:00 o'clock A.M. on the 10th day of May, 2021, by telephone or video conference located in said County. Said telephone or video conference may be accessed by calling 1-312-626-6799 and entering access code 8698787486, followed by the pound (#) symbol.

Said telephone or video conference may also be accessed on the internet using the information below:

Meeting specific URL:  
<https://lexitas.zoom.us/j/8698787486>

Meeting number  
8698787486

Meeting password: n/a  
This hearing may be recorded or transcribed.

The State of Texas filed a *Petition for Condemnation* with the Judge of the County Court at Law No. 6 of Collin County, Texas, on the 2nd day of December, 2020, in Cause No. 006-02646-2020 which is styled *The State of Texas v. David Harlin Roper, et ux, et al.* The Plaintiff is the State of Texas. The Defendants are: **Bettilu Roper Wichern, whose residence is unknown and if deceased, the unknown heirs of Bettilu Roper Wichern, whose names and residences are unknown, and, if any of them be deceased, their respective**

**heirs and legal representatives, if any; David Harlin Roper; Carolyn Roper; David E. Wichern a/k/a David Edward Wichern; Jennine T. Wichern a/k/a Jannine Thetford Kennedy; Karalu Wichern Pope; and Charles Keith Pope a/k/a Keith Pope.**

The name and address of the attorney for Plaintiff is **Louisa Gambrill**, Assistant Attorney General, P.O. Box 12548, Austin, Texas 78711-2548.

This suit is an eminent domain proceeding in which the State of Texas is condemning a tract of land located in Collin County, Texas, containing the property fully described in Exhibit "A" of Plaintiff's *Petition for Condemnation* filed under the above-referenced cause number.

The interests of these Defendants are that they either own or claim an interest in said property, subject to unpaid accrued taxes.

You are further notified that you may appear at the hearing before the special commissioners and present evidence you desire on the issue of damages to be assessed against the State. If you do not appear at the hearing, the Special Commissioners may proceed to assess the damages of the owner of the property being condemned.

If this Notice is not served within ninety (90) days after its issuance, it shall be returned forthwith.

ISSUED this 25th day of March, 2021.

DocuSigned by:  
**Bill Mills**  
7C2AE81F63334B5

DocuSigned by:  
**Karen Chesley**  
8434687A870D402

DocuSigned by:  
**Charles Branch**  
CF2D5DC1B97C451  
SPECIAL COMMISSIONERS

NO. 006-02646-2020  
THE STATE OF TEXAS

V.  
DAVID HARLIN ROPER, ET UX, ET AL.  
CONDEMNATION PROCEEDING FILED IN THE COUNTY COURT AT LAW NO. OF COLLIN COUNTY, TEXAS

**PETITION FOR CONDEMNATION**  
TO SAID HONORABLE JUDGE:

Now comes the State of Texas, herein called Plaintiff, acting by and through the

Texas Transportation Commission, represented herein by the Attorney General of Texas who, at the request of the Texas Transportation Commission, brings this action and files this, its original Petition for the condemnation of the real property and interests or rights pertaining thereto as hereinafter described, and shows that the owners of said land and their addresses for service are as follows: **DAVID HARLIN ROPER**, whose address for service is 2503 North Bruins Circle, Boise, Idaho 83704; **CAROLYN ROPER**, whose address for service is 2503 North Bruins Circle, Boise, Idaho 83704; **BETTILU ROPER WICHERN, WHOSE RESIDENCE IS UNKNOWN AND IF DECEASED, THE UNKNOWN HEIRS OF BETTILU ROPER WICHERN, WHOSE NAMES AND RESIDENCES ARE UNKNOWN; DAVID E. WICHERN A/K/A DAVID EDWARD WICHERN**, whose address for service is 2520 County Road 1076, Celeste, Texas 75423; **JENNINE T. WICHERN A/K/A JENNINE THETFORD KENNEDY**, whose address for service is 2520 County Road 1076, Celeste, Texas 75423; **KARALU WICHERN POPE**, whose address for service is 3462 County Road 2132, Greenville, Texas 75402; and **CHARLES KEITH POPE A/K/A KEITH POPE**, whose address for service is 3462 County Road 2132, Greenville, Texas 75402, hereinafter called Defendant (whether one or more) and shows as follows:

1.  
It is intended that discovery, if any, will be conducted under Level 3.

2.  
That Defendant is the owner of the real property situated in Collin County, Texas, as described in Exhibit "A" attached hereto and incorporated herein for all purposes.

3.  
The Texas Transportation Commission has found that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its highways, public necessity requires the laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending and operating of highways in the State of Texas as a part of the State

highway system at such locations as determined by such Commission; that the Texas Transportation Commission has further found and determined that the tract(s) of land and improvements, if any, described in Exhibit "A" is/are suitable for public use for such purposes on the State highway designated as FM 2514, and it is intended to use said land for such purposes, and it is necessary to acquire the fee simple title to said land and improvements, if any, as provided by law, to be used on said State highway designated in Exhibit "A", as part of the State highway system to be laid out, opened, constructed, reconstructed, maintained, widened, straightened, extended, and operated thereon. Plaintiff is entitled to condemn the fee simple title in such land and improvements, if any, for said purposes aforesaid and asks that the same be condemned for such purposes; provided however, there is excluded from said estate to be condemned all the oil, gas and sulphur which can be removed from beneath said land aforesaid without any right whatever remaining to the owner of such oil, gas and sulphur of ingress or egress to or from the surface of said land and improvements, if any, of the purpose of exploring, developing, drilling or mining of the same.

4.

The Landowner's Bill of Rights was sent to the landowner in accordance with Texas Property Code Section 21.0112.

5.

That Plaintiff made a bona fide offer to acquire the property described in Exhibit "A" from the property owner voluntarily in accordance with Texas Property Code Section 21.0113.

6.

That Plaintiff and Defendant have been unable to agree upon the value of said real estate and interest therein to be condemned or the damages occasioned by the acquisition of such land and improvements, if any, and asks that Special Commissioners be appointed as provided by law to assess the damages of the owner.

7.

Pursuant to Texas Property Code Section 21.021, Plaintiff seeks an order from the court granting it immediate





**LEGAL NOTICES  
CONTINUED**

possession of the property described in Exhibit "A", pending the results of further litigation, up on its deposit of the amount of damages awarded by the Special Commissioners, and the costs awarded to the property owner(s), if any, with the court subject to the order of the property owner(s).

**PRAYER**

WHEREFORE, the State of Texas respectfully prays that three disinterested real property owners be appointed as Special Commissioners to assess the damages of the owner and file their decision all as provided by law, to the end that Plaintiff may have a final judgment or decree of condemnation vesting in the State of Texas the fee simple title to said land and improvements, if any, except as above provided as to oil, gas and sulphur, for writ of possession, for costs of suit, prejudgment and post-judgment interest on the amount of money that the Award of the Special Commissioners exceeds the amount of money awarded by the judgment to the Defendant herein, and for such other and further relief, general and special, at law or in equity, that Plaintiff may show itself justly entitled.

Respectfully submitted,  
**KEN PAXTON**  
 Attorney General of Texas  
**BRENT WEBSTER**  
 First Assistant Attorney General  
**SHAWN COWLES**  
 Deputy Attorney General for Civil Litigation  
**ESTEBAN S.M. SOTO**  
 Chief, Transportation Division  
**/s/Louisa Gambrill**  
**LOUISA GAMBRILL**  
 Assistant Attorney General  
 State Bar No. 24087558  
 Transportation Division  
 P.O. Box 12548  
 Austin, Texas 78711-2548  
 Telephone: (512) 936-1110  
 Facsimile: (512) 936-0888  
 Email:  
 Lucy.Gambrill@oag.texas.gov

v

**ATTORNEY FOR PLAINTIFF,  
THE STATE OF TEXAS**

**EXHIBIT A**

County: Collin  
 Highway: FM 2514  
 STA. 613+69.40 to 615+25.59  
 R.O.W. CSJ: 2679-03-018  
 January 14, 2019  
 Parcel 57

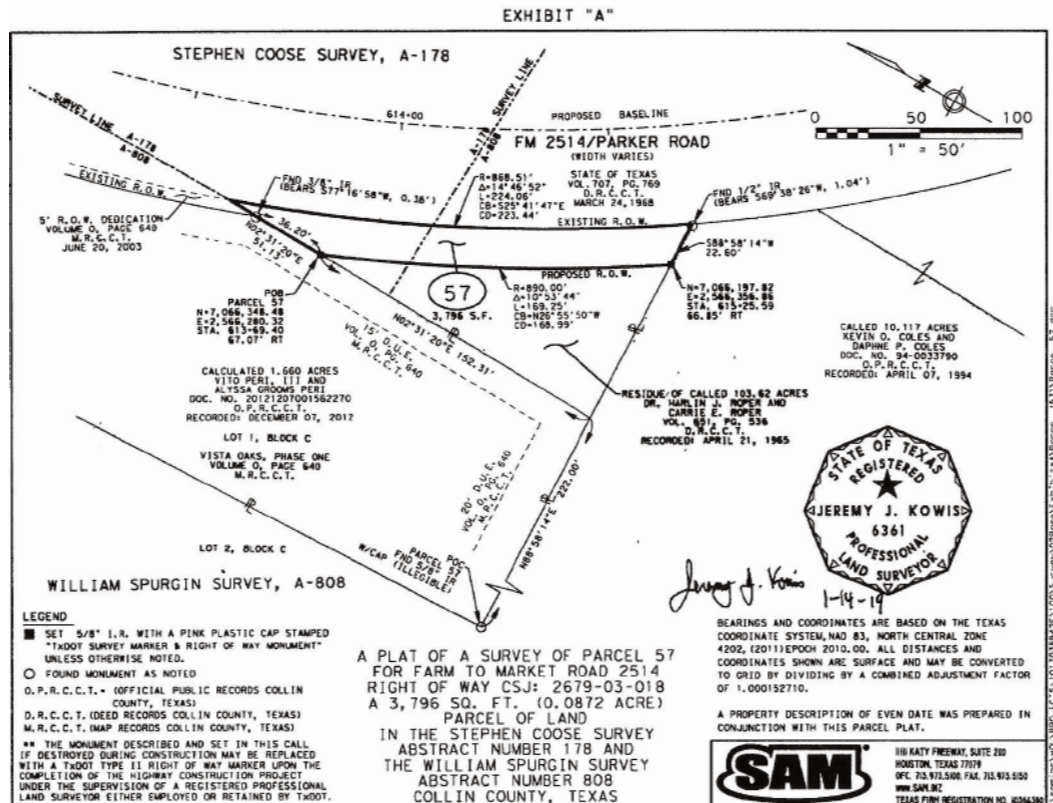
**DESCRIPTION FOR PARCEL 57**  
**BEING** a 3,796 square foot (0.0872 acre) parcel of land located in the William Spurgin Survey, Abstract Number 808, and the Stephen Coose Sur-

vey, Abstract Number 178, Collin County, Texas and being a portion of a calculated 0.2220 acre residue of a called 103.62 acre tract conveyed to Dr. Harlin J. Roper and Carrie E. Roper, as recorded in Volume 651, Page 536 of the Deed Records of Collin County, Texas (D.R.C.C.T.); said 3,796 square foot parcel being more particularly described by metes and bounds as follows:  
**COMMENCING** at a 5/8 inch iron rod with plastic cap (illegible) found for the southwest corner of Lot 1, Block C of Vista Oaks, Phase One as shown on the map recorded in Volume O, Page 640 of the Map Records of Collin County, Texas (M.R.C.C.T.) and the southeast corner of Lot 2 of said Block C in the north line of a called 10.117 acre tract conveyed to Kevin O. Coles and Daphne P. Coles, as recorded in Document Number 94-0033790 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.);  
**THENCE**, North 88 degrees 58 minutes 14 seconds East, along the common line of said Lot 1 and said 10.117 acre tract, a distance of 222.00 feet to a calculated point for the southeast corner of said Lot 1, and the southwest corner of said 0.2220 acre residue tract;  
**THENCE**, North 02 degrees 31 minutes 20 seconds East, along the east line of said Lot 1 and the west line of said 0.2220 acre residue tract, a distance of 152.31 feet to a

5/8 inch iron rod with a pink plastic cap stamped, "TxDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner in the proposed west right-of-way line of FM 2514 (width varies), said iron rod being the **POINT OF BEGINNING** of the herein described parcel at Station 613+69.40, 67.07 feet right, and having surface coordinates of N = 7,066,348.48, E = 2,566,280.32;  
**1. THENCE**, North 02 degrees 31 minutes 20 seconds East, continuing along the east line of said Lot 1 and the west line of said 0.2220 acre residue tract, passing at a distance of 36.20 feet the most easterly northeast corner of said Lot 1 and being in the existing west right-of-way line of FM 2514 (width varies) as shown on map recorded in Volume O, Page 640 of the M.R.C.C.T. and Volume 707, Page 769 of the D.R.C.C.T., from which a found 3/8 inch iron rod bears South 77 degrees 16 minutes 58 seconds West, a distance of 0.36 feet and continuing along the existing west right-of-way line of FM 2514, a total distance of 51.13 feet to a calculated angle point, also the beginning of a curve to the left;  
**2. THENCE**, continuing along the existing west right-of-way line of FM 2514 and with a curve to the left, an arc length of 224.06 feet, through a central angle of 14 degrees 46 minutes 52 seconds, having a radius of 868.51 feet, and

whose chord bears South 25 degrees 41 minutes 47 seconds East, a chord distance of 223.44 feet to a calculated point for the northeast corner of said 10.117 acre tract, and being in the south line of the residue of said 103.62 acre tract, from which a found 1/2 inch iron rod bears South 69 degrees 38 minutes 26 seconds West, a distance of 1.04 feet;  
**3. THENCE**, South 88 degrees 58 minutes 14 seconds West, along the common line of said 10.117 acre tract and the residue of said 103.62 acre tract, a distance of 22.60 feet to a 5/8 inch iron rod with a pink plastic cap stamped, "TxDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set for corner in the proposed west right-of-way line of FM 2514 at Station 615+25.59, 66.85 feet right, and having surface coordinates of N = 7,066,197.82, E = 2,566,356.86, and being the beginning of a curve to the right;  
**4. THENCE**, along the proposed west right-of-way line of FM 2514 and with a curve to the right, an arc length of 169.25 feet, through a central angle of 10 degrees 53 minutes 44 seconds, having a radius of 890.00 feet, and whose chord bears North 26 degrees 55 minutes 50 seconds West, a chord distance of 168.99 feet to the **POINT OF BEGINNING**, and containing 3,796 square feet (0.0872 acre) of land.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone [NAD 83 (2011), EPOCH 2010.00]; all distances and coordinates are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000152710;  
 \*\* The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.  
 A parcel plat of even date was prepared in conjunction with this property description.  
 Access will be permitted to the remainder property abutting the highway facility.  
 I, Jeremy J. Kowis, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying parcel plat of even date represent an actual survey made under my supervision.  
 Jeremy J. Kowis, R.P.L.S. 1-14-19  
 Texas Registration No. 6361  
 Surveying and Mapping, LLC  
 11111 Katy Freeway, Suite 200  
 Houston, Texas 77079  
 Texas Firm Registration No. 10064300  
 713-973-5100  
 Job No. 38942E  
 4/6, 4/13, 4/20, 4/27





*LEGAL NOTICES  
CONTINUED*

**UNITED STATES DISTRICT  
COURT**

for the

Eastern District of Texas  
Civil Action No. 4:20-CV-  
00816

Can Capital Asset Servicing  
Inc.,  
*Plaintiff(s)*

v.

NEO TECH WIRELESS, INC,  
D/B/A NEO TECH WIRELESS  
AND EUNA PARK A/K/A EUN  
A. PARK A/K/A EUNA YANG  
A/K/A EUNICE PARK A/K/A  
EUNA E. TANG., INDIVIDU-  
ALLY

*Defendant(s)*

**SUMMONS IN A CIVIL AC-  
TION**

To: (Defendant's name and  
address) Neo Tech Wireless,  
Inc. d/b/a Neo Tech Wireless  
and may be served with  
process by serving its regis-  
tered agent, president and di-  
rector Euna Park a/k/a Eun A.  
Park a/k/a Euna Yang a/k/a  
Eunice Park a/k/a Euna E.  
Tang., at 1701 E Plano  
Pkwy#100, Plano, TX, 75074  
or wherever she may be  
found.

A lawsuit has been filed  
against you.

Within 21 days after service  
of this summons on you (not  
counting the day you received  
it) — or 60 days if you are the  
United States or a United  
States agency, or an officer or  
employee of the United States  
described in Fed. R. Civ. P. 12  
(a)(2) or (3) — you must serve  
on the plaintiff an answer to  
the attached complaint or a  
motion under Rule 12 of the  
Federal Rules of Civil Proce-  
dure. The answer or motion  
must be served on the plaintiff  
or plaintiff's attorney,  
whose name and address are:

M.H. Cersonsky  
Cersonsky, McAnelly & Gar-  
cia, P.C.  
1770 St. James Place, Suite  
150  
Houston, TX 77056

If you fail to respond, judg-  
ment by default will be entered  
against you for the relief de-  
manded in the complaint. You  
also must file your answer or  
motion with the court.

CLERK OF COURT

David A. O'Toole

*Signature of Clerk or Deputy  
Clerk*

Date: 02/22/2021

3/16, 3/23, 3/30, 4/6

