

LEGAL NOTICES MUST BE RECEIVED **NO LATER THAN 12:00 PM, TWO BUSINESS DAYS PRIOR TO PUBLICATION!!!**
EMAIL YOUR LEGAL NOTICES TO: **NOTICES@TARRANTCOUNTYCOMMERCIALRECORD.COM**

PUBLIC SALES

Sec. 59.042. PROCEDURE FOR SEIZURE AND SALE

(a) A lessor who wishes to enforce a contractual landlord's lien by seizing and selling or otherwise disposing of the property to which it is attached must deliver written notice of the claim to the tenant.

(b) If the tenant fails to satisfy the claim before the 15th day after the day that the notice is delivered, the lessor must publish or post notices advertising the sale as provided by this subchapter.

(c) If notice is by publication, the lessor may not sell the property until the 15th day after the day that the first notice is published. If notice is by posting, the lessor may sell the property after the 10th day after the day that the notices are posted.

SEC. 59.044. NOTICE OF SALE.

(a) The notice advertising the sale must contain:

- (1) a general description of the property;
- (2) a statement that the property is being sold to satisfy a landlord's lien;
- (3) the tenant's name;
- (4) the address of the self-service storage facility; and
- (5) the time, place, and terms of the sale.

The lessor must publish the notice once in each of two consecutive weeks in a newspaper of general circulation in the county in which the self-service storage facility is located.

NOTICE OF PUBLIC SALE
ALL EQUIPMENT, GOODS, ACCESSORIES, FURNITURE, AND THE LIKE FOR FORMER MR. WISH LOCATED AT 3104 HARWOOD ROAD BEDFORD, TX 76021 WILL BE SOLD FOR THE HIGHEST CASH PRICE AT 11:00AM April 23, 2024. FOR FURTHER INFORMATION, PLEASE CONTACT HANA LEE AT 301 S. SHERMAN ST., SUITE #100, RICHARDSON, TX 75081.

4/11, 4/16, 4/18, 4/23, 4/25

Notice of Public Sale
Pursuant to Chapter 59 of the Texas Property Code,

Alta Vista Self Storage, located at 10405 Alta Vista Rd Fort Worth, TX 76244, will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin at 10:00 am on Saturday, May 11, 2024. Property will be sold to the highest bidder. Deposit for removal and cleanup may be required. Seller reserves the right to refuse any bid and to withdraw item(s) from sale. Property in each space may be sold item-by-item, in batches, or by the space. Property being sold includes contents in spaces of following tenants, with brief description of contents in each space.

Juanna Gassett Unit 3011 and Unit 3085 Household goods, boxes, totes, furniture, toys, patio furniture, tools, 2 units @ 10x15 and 10x10

Jesse Childers Unit 4158 Books, Books, and more Books. Hardback, paperback, nothing but boxes of books

David Dees Unit 1032 Small Fishing boat, outboard motor and trailer

Pete Alegre Unit 4112 Boxes, Dining table, vacuums, Totes, toys

4/25, 5/2

TEXAS ALCOHOL & BEVERAGE COMMISSION ----- LICENSES & RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit (BQ) for Chundevi LLC dba Viva Food Store at 1350 Brown Trl STE L, Bedford, Tarrant County, TX 76022.

Mahendra Manandhar - Member

4/23, 4/25

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Permit (BG) (Wine and Malt Beverage Retailer's Permit) for **GOLDEE'S BBQ LLC dba GOLDEE'S BBQ at 4645 DICK PRICE RD, FORT WORTH, TARRANT CO, TX 76140.**

MEMBERS: JALEN HEARD, LANE MILNE, NUPOHN INTHANOUSAY, JONATHAN WHITE

4/23, 4/25

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) for **Jai Karya Binayak LLC dba Jatra Bar & Kitchen at 2208 Central Drive, Bedford, Tarrant County, TX 76021.**

Shailendra Manandhar - Member
Sunil Shrestha - Member
Suresh Manandhar - Member

4/23, 4/25

Application has been made with the Texas Alcoholic Beverage Commission for a Wine-Only Package Store Permit (Q) for **TRISHAKTI ENTERPRISES INC dba CIRCLE Q # 1 at 6304 WEST FWY FORT WORTH, TARRANT COUNTY, TEXAS 76116 .**

SURENDRA NIRAULA , PRESIDENT AND SECRETARY

4/23, 4/25

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and Late Hours Certificate for **Metro West Fort Worth LLC dba Courtyard by Marriott Ft Worth I-30 West Near NAS At 6530 West Fwy, Fort Worth, Tarrant County, TX 76116** Officers of said LLC are **Mehul Patel – Manager Shankar Mahadev LLC - Manager**

4/23, 4/25

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit for **Metro West Fort Worth LLC dba Courtyard by Marriott Ft Worth I-30 West Near NAS At 6530 West Fwy, Fort Worth, Tarrant County, TX 76116** Officers of said LLC are **Mehul Patel – Manager Shankar Mahadev LLC - Manager**

4/23, 4/25

Application has been made with the Texas Alcoholic Beverage Commission for a BG Wine and Malt Beverage Retailer's Permit By Sole Proprietorship **Bibi Quick Snack dba Bibi Quick Snack to be located at 5633 Lovell Ave Fort Worth, TX 76107 Bibi Wafayee, Owner**

4/25, 4/30

NOTICE TO CREDITORS

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Independent Administration with Will Annexed for the Estate of Rhonda Kay Johnson, Deceased, were issued on April 18, 2024, in Cause No. 2020-PR03147-2, in the Probate Court No. Two Tarrant County, Texas, to: Tracy S. Bush.

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: **Tracy S. Bush, Attorney**

**6108 W. Poly Webb Road
Arlington, Texas 76016**

4/25

Notice to Creditors of THE ESTATE OF David Edward Weaver, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of David Edward Weaver, Deceased were granted to the undersigned on the 17 of April, 2024 by the Probate Court No. 1 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Julie Ann Weaver within the time prescribed by law.

My address is 237 Gatewood Circle East, Burleson, TX 786028

Executor of the Estate of David Edward Weaver Deceased. CAUSE NO. 2024-PR00209-1

4/25

Notice to Creditors of THE ESTATE OF Thomas Vander Veen, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Thomas Vander Veen, Deceased were granted to the undersigned on the 19th of March, 2024 by the Probate Court No. 2 of Tarrant County, Texas. All persons having claims against said estate are

LEGAL NOTICES
CONTINUED ON NEXT PAGE

**LEGAL NOTICES
CONTINUED**

hereby required to present the same to Donald Purpus within the time prescribed by law.

My address is c/o Patrick A. Wadlington, Jr. Curnutt & Hafer, LLP 170 W. Main Street Decatur, TX 76234
Executor of the Estate of Thomas Vander Veen Deceased. CAUSE NO. 2023-PR01437-2

4/25

Notice to Creditors of THE ESTATE OF James Paul Tyson, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of James Paul Tyson, Deceased were granted to the undersigned on the 22nd of April, 2024 by the Probate Court No. 2 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to James Paul Tyson, Jr. within the time prescribed by law.

My address is The Dove Firm c/o Carolyn Dove 524 E. Lamar Blvd, Suite 230 Arlington, TX 76011
Independent Executor of the Estate of James Paul Tyson Deceased. CAUSE NO. 2024-PR00745-2

4/25

Notice to Creditors of THE ESTATE OF Francis Bryan Pride, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Francis Bryan Pride, Deceased were granted to the undersigned on the 17th day of April, 2024 by the Probate Court No. 1 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Ronnie Stephen Pride c/o James Davidson within the time prescribed by law.

My address is 1200 Summit Avenue Suite 722 Fort Worth, Texas 76102
Independent Executor of the Estate of Francis Bryan Pride Deceased. CAUSE NO. 2024-PR00565-1

4/25

Notice to Creditors of THE ESTATE OF CLARA RICARDO PORTER, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of CLARA RICARDO PORTER, De-

ceased were granted to the undersigned on the 19th of April, 2024 by the Probate Court No. 1 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Donald E. Teller, Jr. c/o MICHELE LYNN SCHULENBERG within the time prescribed by law.

My address is Teller Law Firm, P.C. 4100 Heritage Avenue, Suite 104 Grapevine, Texas 76051
Executrix of the Estate of CLARA RICARDO PORTER Deceased. CAUSE NO. 2024-PR00382-1

4/25

Notice to Creditors of THE ESTATE OF George Roger Mims, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of George Roger Mims, Deceased were granted to the undersigned on the 22nd day of April, 2024 by the Probate Court No. 1 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Dorothy Shirley Mims c/o Matthew L. Davidson within the time prescribed by law.

My address is 1200 Summit Avenue Suite 722 Fort Worth, Texas 76102
Independent Executor of the Estate of George Roger Mims Deceased. CAUSE NO. 2024-PR00658-1

4/25

Notice to Creditors of THE ESTATE OF Glenn Richard Mahler, Sr., Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Glenn Richard Mahler, Sr., Deceased were granted to the undersigned on the 15 of April, 2024 by the Probate Court No. 1 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Sandra Mahler Teer within the time prescribed by law.

My address is Sandra Mahler Teer C/O The Irby Law Firm PO Box 2681 Keller, Texas 76244
Executor of the Estate of Glenn Richard Mahler, Sr. Deceased. CAUSE NO. 2024-PR00551-1

4/25

Notice to Creditors of THE ESTATE OF KENNETH HOWARD COX, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Kenneth Howard Cox, Deceased were granted to the undersigned on the 2nd of April, 2024 by the Probate Court No. 2 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Jan Cheryl Cox Nelms within the time prescribed by law.

My address is Jan Cheryl Cox Nelms c/o M. Todd Estes Law Office of M. Todd Estes, PC 600 E. Taylor St. - Suite 4007 Sherman, Texas 75090

Executor of the Estate of Kenneth Howard Cox Deceased. CAUSE NO. 2024-PR00725-2

4/25

Notice to Creditors of THE ESTATE OF Bobby Joe Campbell, Deceased

Notice is hereby given that Letters of Independent Administration upon the Estate of Bobby Joe Campbell, Deceased were granted to the undersigned on the 18th of October, 2023 by the Probate Court No. 1 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Kristal Deann White within the time prescribed by law.

My address is 1409 Precinct Line Rd., Hurst, TX 76053
Independent Administrator of the Estate of Bobby Joe Campbell Deceased. CAUSE NO. 2022-PR03005-1

4/25

Notice to Creditors of THE ESTATE OF SHARON KATHLEEN WINDER BILDERBACK, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of SHARON KATHLEEN WINDER BILDERBACK, Deceased were granted to the undersigned on the 11 of APRIL, 2024 by the Probate Court No. 2 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to JONATHAN LOGAN EVANS within the time prescribed by law.

My address is 4027 CROSS BEND DRIVE, ARLINGTON, TEXAS 76016

Executor of the Estate of SHARON KATHLEEN WINDER BILDERBACK Deceased. CAUSE NO. 2024-PR00602-2

4/25

Notice to Creditors of THE ESTATE OF Abigail N. Bernard, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Abigail N. Bernard, Deceased were granted to the undersigned on the 11TH of April, 2024 by the Probate Court No. 2 of Tarrant County, Texas. All persons having claims against said estate are hereby required to present the same to Christopher L. Summers within the time prescribed by law.

My address is 5700 Granite Parkway, Suite 650, Plano, TX 75024

Executor of the Estate of Abigail N. Bernard Deceased. CAUSE NO. 2023-PR02909-2

4/25

NOTICE TO CREDITORS OF THE ESTATE OF JEANNE VAN ZANT SANDERS, DECEASED

NOTICE IS HEREBY GIVEN that the original Letters Testamentary for the Estate of JEANNE VAN ZANT SANDERS, Deceased, were issued on April 17, 2024, in Cause No. 2024-PR00625-1 pending in Probate Court No. 1 of Tarrant County, Texas, to Elaine Sanders Morris and Kathleen Sanders Wilson, Independent Co-Executors.

Claims may be presented in care of the attorney for the Estate addressed as follows: Elaine Sanders Morris and Kathleen Sanders Wilson, Independent Co-Executors c/o James A. Creel Brackett & Ellis, P.C. 100 Main Street, Suite 400 Fort Worth, Texas 76102

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 23rd day of April, 2024.

BRACKETT & ELLIS
A Professional Corporation
By: /s/ James A. Creel
James A. Creel
Bar Card No. 05059500
100 Main Street, Suite 400
Fort Worth, Texas 76102
(817) 338-1700
jcreel@belaw.com
ATTORNEY FOR THE INDEPENDENT EXECUTOR

4/25

CITATIONS BY PUBLICATION

THE STATE OF TEXAS DISTRICT COURT, TARRANT COUNTY CITATION BY PUBLICATION

Cause No. 231-747478-24 IN RE BELINDA CAROLINE TO: ELIZABETH KAMAMA

And to all whom it may concern,
GREETINGS:

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 20 days after you were served this citation and ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP, a default judgment may be taken against you. The Petition of RACHEL IRENE GALLAGHER as Petitioner

Was Filed in the 231st Court of Tarrant County, Texas; on 28th day of February, 2024 Against ELIZABETH KAMAMA numbered 231-747478-24, and entitled IN RE BELINDA CAROLINE, the suit requests THAT PETITIONER, RACHEL IRENE GALLAGHER, BE APPOINTED SOLE MANAGING CONSERVATOR OF THE CHILD. Said child was born on THE 18TH DAY OF JULY, 2009 - BELINDA CAROLINE

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

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas,
Greeting:

You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks before the hearing, the first publication to be at least 20 days before the return day of the Citation.

**LEGAL NOTICES
CONTINUED**

Herein Fail not, but on the return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 1st day of April, 2024.
Thomas A. Wilder
Clerk of District Courts of Tarrant County, Texas
By KAREL JACKSON, Deputy
NOTICE: 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 AM on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.com

4/4, 4/11, 4/18, 4/25

**THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION**

**Cause No. 231-747478-24
IN RE BELINDA CAROLINE
TO: UNKNOWN FATHER**

And to all whom it may concern,
GREETINGS:

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 20 days after you were served this citation and ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP, a default judgment may be taken against you. The Petition of RACHEL IRENE GALLAGHER as Petitioner

Was Filed in the 231st Court of Tarrant County, Texas; on 28th day of February, 2024 Against UN-

KNOWN FATHER numbered 231-747478-24, and entitled IN RE BELINDA CAROLINE, the suit requests THAT PETITIONER, RACHEL IRENE GALLAGHER, BE APPOINTED SOLE MANAGING CONSERVATOR OF THE CHILD. Said child was born on THE 18TH DAY OF JULY, 2009 - BELINDA CAROLINE

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

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting:

You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks before the hearing, the first publication to be at least 20 days before the return day of the Citation.

Herein Fail not, but on the return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 1st day of April, 2024.
Thomas A. Wilder

Clerk of District Courts of Tarrant County, Texas
By KAREL JACKSON, Deputy

NOTICE: 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 AM on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at

TexasLawHelp.com

4/4, 4/11, 4/18, 4/25

**THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION**

**Cause No. 325-747477-24
IN RE DIANA RACHEL
TO: UNKNOWN FATHER**

And to all whom it may concern,
GREETINGS:

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 20 days after you were served this citation and ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP, a default judgment may be taken against you. The Petition of RACHEL IRENE GALLAGHER as Petitioner

Was Filed in the 325th Court of Tarrant County, Texas; on 28th day of February, 2024 Against UNKNOWN FATHER numbered 325-747477-24, and entitled IN RE DIANA RACHEL, the suit requests THAT PETITIONER, RACHEL IRENE GALLAGHER, BE APPOINTED SOLE MANAGING CONSERVATOR OF THE CHILD. Said child was born on THE 19TH DAY OF MAY, 2008 - DIANA RACHEL

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

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting:

You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks before the hearing, the first publication to be at least 20 days before the return day of the Citation.

Herein Fail not, but on the

return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 1st day of April, 2024.
Thomas A. Wilder

Clerk of District Courts of Tarrant County, Texas
By KAREL JACKSON, Deputy

NOTICE: 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 AM on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.com

4/4, 4/11, 4/18, 4/25

**THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION**

**Cause No. 325-747477-24
IN RE DIANA RACHEL
TO: UNKNOWN MOTHER**

And to all whom it may concern,
GREETINGS:

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 20 days after you were served this citation and ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP, a default judgment may be taken against you. The Petition of RACHEL IRENE GALLAGHER as Petitioner

Was Filed in the 325th Court of Tarrant County, Texas; on 28th day of February, 2024 Against UNKNOWN MOTHER numbered 325-747477-24, and entitled IN RE DIANA RACHEL, the suit requests THAT PETITIONER,

RACHEL IRENE GALLAGHER, BE APPOINTED SOLE MANAGING CONSERVATOR OF THE CHILD. Said child was born on THE 19TH DAY OF MAY, 2008 - DIANA RACHEL

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

THE STATE OF TEXAS

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Thomas A. Wilder

Clerk of District Courts of Tarrant County, Texas
By KAREL JACKSON, Deputy

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4/4, 4/11, 4/18, 4/25

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www.tarrantcountycommercialrecord.com