

**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 PERSONAL FITNESS BUSINESS LOCATED AT 1001 NE Green Oaks Blvd., Suite 171, ARLINGTON, TEXAS 76006 WILL BE SOLD FOR THE HIGHEST CASH PRICE AT 11:00AM JUNE 3, 2025. FOR FURTHER INFORMATION, PLEASE CONTACT MICHELLE MEANEY AT 301 S. SHERMAN ST., SUITE 100, RICHARDSON, TEXAS 75081.

5/20, 5/22, 5/27, 5/29, 6/3

Notice of Self Storage Sale

Please take notice Prestige Storage - Fort Worth located at 8032 White Settlement Rd White Settlement TX 76108 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 6/11/25 at 11:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. John Smith; Amber Tilley. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

5/22, 5/29

Notice of Public sale-

Self-storage unit contents of the following customers containing household and other goods will be sold by Storage365 at 6800 N. Blue Mound Rd Fort Worth, Texas 76131 to satisfy a lien on June 10th, 2025 at 12:00pm on Storage-treasure.com
Ariel Castillo
Tiffany Welch
Charles Miller

Angela Tipton

5/22, 5/29

PUBLIC NOTICES

NOTICE OF CLAIM TO ADVERSE POSSESSION

Notice is hereby given that Caroline Gonzales a.k.a. Caroline Tavares, pursuant to Chapter 16, Sec. 16.0265 of the Texas Civil Practice and Remedies Code, has filed a claim of adverse possession to certain real property located at 186 Elvira Way in El Paso County, Texas, as more particularly described in an Affidavit of Adverse Possession recorded as Instrument No. 20250016079 in the real property records of El Paso County, Texas.

Any person disputing the claim of Caroline Gonzales a.k.a. Caroline Tavares must file a controverting affidavit or file suit to recover their cotenant heir's interest in the real property in compliance with the provisions of Chapter 16, Sec. 16.0265 of the Texas Civil Practice and Remedies Code.

5/1, 5/8, 5/15, 5/22

TEXAS ALCOHOL & BEVERAGE COMMISSION LICENSES & RENEWALS

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit with Food and Beverage Certificate Required for Hideaway-2, Inc. dba Hideaway Pizza at 9800 North Fwy, Fort Worth, Tarrant County, Texas 76177.
Darren Lister - President
Brett Murphy - Secretary
Timothy Anderson - Treasurer

5/20, 5/22

Application has been made with the Texas Alcoholic Beverage Commission for a Wine & Malt Beverage Retailer's On Premise Permit (BG) by Rudy's Texas Bar-B-Q, LLC dba Rudy's Country Store and Bar-B-Q to be located at 451 E Interstate 20, Arlington, Tarrant County, Texas 76018; its Manager: Ford Restaurant Group, Inc, managed by Lynn Ford, Harper Rehme.

5/20, 5/22

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Late Hours Certificate (LH) and Mixed

Beverage Permit (MB) for Johnny's Of Fort Worth, LLC dba Johnny's Chicken & Waffles at 2707 Race St, Ste 117, Fort Worth, Tarrant County, Texas 76111.
John Cestare - Managing Member

5/20, 5/22

Application has been made with the Texas Alcoholic Beverage Commission for a Food and Beverage Certificate (FB) and Late Hours Certificate (LH) and Mixed Beverage Permit (MB) and Mixed Beverage Permit with Food and Beverage Certificate Require for Cowboy Hospitality, LLC dba Hyatt Place Fort Worth Alliance at 3201 Alliance Town Center, Fort Worth, Tarrant County, TX 76177.

Shireen Salim Ismail
Salim Ismail

5/20, 5/22

Application has been made with the Texas Alcoholic Beverage Commission for a Wine & Malt Beverage Retailer's On Premise Permit (BG) by Rudy's Texas Bar-B-Q, LLC dba Rudy's Country Store and Bar-B-Q to be located at 12369 South Fwy, Fort Worth, Tarrant County, Texas 76028; its Manager: Ford Restaurant Group, Inc, managed by Lynn Ford, Harper Rehme.

5/20, 5/22



LEGAL NOTICES
CONTINUED

Application has been made with the Texas Alcoholic Beverage Commission for a Wine & Malt Beverage Retailer's On Premise Permit (BG) by Rudy's Texas Bar-B-Q, LLC dba Rudy's Country Store and Bar-B-Q to be located at 6800 North Fwy, Fort Worth, Tarrant County, Texas 76137; its Manager: Ford Restaurant Group, Inc, managed by Lynn Ford, Harper Rehme.

5/20, 5/22

NOTICE TO CREDITORS

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Vicki Ann Todaro, Deceased, were issued on May 19, 2025, in Cause No. 2025-PR00717-2, pending in the Probate Court No. Two, Tarrant County, Texas, to: Burton Zung, also known as Dr. Burt Zung, Ph.D.

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: **John Schwitzer**
6108 W. Poly Webb Rd
Arlington, Texas 76016

5/22

CAUSE NO. 2025-PR00451-2

IN THE ESTATE OF DARLENE CULLEN FARRIS, DECEASED

**IN THE PROBATE COURT NUMBER TWO OF TARRANT COUNTY, TEXAS
NOTICE TO CREDITORS**

Notice is hereby given that original Letters of Independent Administration with Will and Copy of Codicil Annexed for the Estate of Darlene Cullen Farris, Deceased, were issued on May 13, 2025, in Cause No. 2025-PR00451-2 pending in Probate Court Number Two (2) of Tarrant County, Texas, to: Paige Farris Chisholm, Independent Administrator with

Will and Copy of Codicil Annexed.

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

Estate of Darlene Cullen Farris, Deceased
c/o Sarah Catherine Sawyer
500 West Seventh Street,
Suite 750
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 this 19th day of May 2025.

SAWYER LAW FIRM, PLLC
By: /S/ Sarah Catherine Sawyer

Sarah Catherine Sawyer
State Bar No. 24143384
500 W. Seventh Street, Suite 750
Fort Worth, Texas 76102

Telephone: (817) 335-2208
Facsimile: (817) 332-6532

Email: ssawyer@sawyerlawfirm.com

ATTORNEY FOR INDEPENDENT ADMINISTRATOR

5/22

Notice to Creditors of THE ESTATE OF Gary Lynn Jeanes, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Gary Lynn Jeanes, Deceased were granted to the undersigned on the 19th of May, 2025 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 Chad Garrett Jeanes within the time prescribed by law.

My address is 1000 N. Walnut Creek Dr. Ste 120, Mansfield TX 76063

Executor of the Estate of Gary Lynn Jeanes Deceased. CAUSE NO. 2025-PR00333-2

5/22

Notice to Creditors of THE ESTATE OF KAREN SUE FEDOR, A/K/A KAREN SUE YUTZY, A/K/A KAREN SUE MANLY, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of KAREN SUE FEDOR, A/K/A KAREN SUE YUTZY, A/K/A KAREN SUE MANLY, Deceased were granted to the undersigned on the 12th of May, 2025 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 MICHAEL MITRO FEDOR, Independent Executor within the time prescribed by law.

My address is c/o Kim Thorne, Attorney 123 W Main Suite 300 Grand Prairie, TX 75050

Independent Executor of the Estate of KAREN SUE FEDOR, A/K/A KAREN SUE YUTZY, A/K/A KAREN SUE MANLY Deceased. CAUSE NO. 2025-PR00930-1

5/22

Notice to Creditors of THE ESTATE OF THOMAS S. MCGAHA, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Thomas S. McGaha, Deceased were granted to the undersigned on the 14th of May, 2025 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 Tammy Wood within the time prescribed by law.

My address is c/o Margaret Neubauer Benenati Law Firm, P.C. 2816 Bedford Road, Bedford, Texas 76021 Independent Executor of the Estate of Thomas S. McGaha Deceased. CAUSE NO. 2025-PR00605-2

5/22

Notice to Creditors of THE ESTATE OF Edwin Ong, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Edwin Ong, Deceased were granted to the undersigned on the 19th day of May, 2025 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 Rebecca M. Torode c/o Matthew L. Davidson within the time prescribed by law.

My address is 3343 Locke Avenue Suite 105 Fort Worth, Texas 76107

Independent Executor of the Estate of Edwin Ong Deceased. CAUSE NO. 2025-PR00768-2

5/22

Notice to Creditors of THE ESTATE OF Judy Gale Sisk, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Judy Gale Sisk, Deceased were granted to the undersigned on the 15th of May, 2025 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 Tori Shannon Sisk within the time prescribed by law.

My address is Tori Shannon Sisk c/o Charles R. Tibbels Attorney at Law PO Box 207 100 N. Trinity Street Decatur, Texas 76234

Executor of the Estate of Judy Gale Sisk Deceased. CAUSE NO. 2025-PR00698-1

5/22

Notice to Creditors of THE ESTATE OF Eusebia Garcia, Deceased

Notice is hereby given that Original Letters Testamentary upon the Estate of Eusebia Garcia, Deceased were granted to the undersigned on the 19th of May, 2025 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 Jose F. Garcia within the time prescribed by law.

My address is 3801 C.R. 530 B, Burleson, TX 76028 Independent Executor of the Estate of Eusebia Garcia Deceased. CAUSE NO. 2025-PR00882-2

5/22

Notice to Creditors of THE ESTATE OF Kourtney Mackenzie Garcia, Deceased.

Notice is hereby given that Original Letters of Administration upon the Estate of Kourtney Mackenzie Garcia, Deceased were granted to the undersigned on the 19th of May, 2025 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 Vanessa Seymore within the time prescribed by law.

My address is c/o The Foust Firm PC 9500 Ray White Road, Ste 200 Fort Worth, Texas 76244

Independent Administrator of the Estate of Kourtney Mackenzie Garcia Deceased. CAUSE NO. 2025-PR00170-1

5/22

Notice to Creditors of THE ESTATE OF JAMES T. GALLEGOS, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of JAMES T. GALLEGOS, Deceased were granted to the undersigned

on the 19th of May, 2025 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 VINCENT GALLEGOS within the time prescribed by law.

My address is c/o The Foust Firm PC 9500 Ray White Road, Ste 200 Fort Worth, Texas 76244

Executor of the Estate of JAMES T. GALLEGOS Deceased. CAUSE NO. 2025-PR00723-2

5/22

Notice to Creditors of THE ESTATE OF Robert Wayne Burnop, Deceased

Notice is hereby given that Letters of Administration with Will Annexed upon the Estate of Robert Wayne Burnop, Deceased were granted to the undersigned on the 19th of May, 2025 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 Robyn Walsh within the time prescribed by law.

My address is c/o The Foust Firm PC 9500 Ray White Road, Ste 200 Fort Worth, Texas 76244

Independent Administrator of the Estate of Robert Wayne Burnop Deceased. CAUSE NO. 2025-PR00399-2

5/22

Notice to Creditors of THE ESTATE OF Robert L. Burns, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Robert L. Burns, Deceased were granted to the undersigned on the 19th of May, 2025 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 Robin Lea Burns Estes within the time prescribed by law.

My address is c/o Maples Law Firm 6387 Camp Bowie Blvd, #B-446 Fort Worth, TX 76116

Independent Executor of the Estate of Robert L. Burns Deceased. CAUSE NO. 2025-PR00894-1

5/22

Notice to Creditors of THE ESTATE OF Albert Dertat-

**LEGAL NOTICES
CONTINUED**

evasian, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Albert Dertatevasian, Deceased were granted to the undersigned on the 14 of April, 2025 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 Joseph Pavlov within the time prescribed by law.

My address is c/o Peter Flores, Attorney at Law 950 Echo Lane, Suite 200 Houston, Texas 77024

Executor of the Estate of Albert Dertatevasian Deceased. CAUSE NO. 2024-PR02731-1

5/22

Notice to Creditors of THE ESTATE OF James J. Fallon, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of James J. Fallon, Deceased were granted to the undersigned on the 19th of May, 2025 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 Debra Lanette Fallon within the time prescribed by law.

My address is c/o Jack Garbo, Jr., Curnutt & Hafer, LLP, 301 West Abram Street, Arlington, Texas 76010

Independent Executor of the Estate of James J. Fallon Deceased. CAUSE NO. 2025-PR01014-2

5/22

**PROBATE
CITATIONS**

**Cause No.
2025-PR01470-1
CITATION BY
PUBLICATION
THE STATE OF TEXAS
COUNTY OF TARRANT
TO: THE KNOWN AND UNKNOWN HEIRS AT LAW AND ANY PERSONS INTERESTED IN THE ESTATE OF JODY KAY HALVERSON AKA JODEAN KAY HALVERSON, DECEASED**

All persons interested in this case are cited to appear before this Honorable Court by filing a written answer or contest with the Clerk of the Court

for Probate Court No. 1 of Tarrant County, Texas at the Courthouse located at 100 W. Weatherford, 2nd floor, Fort Worth, Tarrant County, Texas, on June 09, 2025, which is the first Monday after the expiration of Ten (10) days from the date of publication, then and there to answer said Application to Declare Heirship, and for Issuance of Letters of Independent Administration Pursuant to Sections 401.003, 401.005 and 401.006 of the Texas Estates Code, or Alternatively, for the Appointment of a Dependent Administrator of LAURIE REZAGHOLI filed on May 16, 2025 and show cause why this Court should not render a determination of heirs and only heirs in the estate of JODY KAY HALVERSON AKA JODEAN KAY

HALVERSON, DECEASED.

Petitioner alleges that the decedent died in Arlington, Texas on February 08, 2025 and prays the Court hear evidence sufficient to determine who are the heirs and only heirs of JODY KAY HALVERSON AKA JODEAN KAY HALVERSON, DECEASED.

GIVEN UNDER MY HAND AND SEAL of said Court at the office in the City of Fort Worth, Texas, Tarrant County, Texas 19th day of May, 2025 A.D.

Terri Smith, Deputy Clerk
Mary Louise Nicholson,
County Clerk

Tarrant County, Texas
100 W. Weatherford Street
Fort Worth, Texas 76196-0401

5/22

Ad Council

IT WAS FOURTH-PERIOD BIOLOGY.

“PHOEBE WAS GNAWING ON A BRAIN...”

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