

## DAILY COURT REVIEW

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Tax SalesCITATION BY  
PUBLICATION  
Suit No. 202336388  
County of HarrisIn the name and by the  
authority of the State of  
Texas, notice is hereby given  
as follows to:  
DefendantsJoe M. Smith  
whose location(s) is  
unknown, and such person's  
unknown heirs, successors  
and assigns, whose identities  
and locations are unknown,  
unknown owners, such  
unknown owner's heirs,  
successors and assigns, and  
any and all other persons,  
including adverse claimants,  
owning or having or claiming  
any legal or equitable interest  
in or lien upon the property  
which is the subject of the  
delinquent tax claim in this  
case.Property  
Lot Fifteen (15), In Block  
Eleven (11), Of Green  
Meadows, An Addition  
In Harris County, Texas,  
According To The Map Or  
Plat Thereof Recorded In  
Volume 17, Page 18 Of The  
Map Records Of Harris  
County, Texas.; Account  
No. 0690470110015Which property is  
delinquent to Plaintiff(s)  
for taxes in the amount of  
\$10,505.05, exclusive of  
interest, penalties, and costs,  
and there is included in this  
suit in addition to the taxes  
all said interest, penalties,  
and costs thereon, allowed  
by law up to and including  
the day of judgment.You have been sued. You  
may employ an attorney. You  
are hereby commanded to  
appear and defend such suit  
on the first Monday after  
the expiration of forty-two  
(42) days from and after the  
date of issuance hereof. If  
you or your attorney do not  
file a written answer with  
the clerk who issued this  
citation, a 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](http://TexasLawHelp.org).You are hereby notified  
that suit has been brought  
by:Harris County, and for  
certain county-wide taxing  
authorities which are the  
Harris County Department  
of Education, the Port ofHouston Authority of  
Harris County, the Harris  
County Flood Control  
District, and the Harris  
County Hospital District,  
all of which are included  
within the references to  
Harris County made herein,  
City Of Houston, Houston  
Independent School District  
and Houston Community  
College System as Plaintiff(s),  
against the above named  
person(s) as Defendant(s),  
by Petition filed in a certain  
suit styled Harris County,  
Et Al vs. Joe M. Smith,  
which includes the following  
defendants: Joe M. Smith,  
for collection of the taxes  
on the property and that  
the suit is now pending  
in the District Court of  
Harris County, Texas, 281th  
Judicial District, and the file  
number of said suit is Suit  
No. 202336388, that the  
names of all taxing units  
which assess and collect  
taxes on the property above  
described, not made parties  
to this suit, are: NonePlaintiff(s) and all other  
taxing units who may set  
up their tax claims herein  
seek recovery of delinquent  
ad valorem taxes on the  
property above described,  
and in addition to the taxes  
all interest, penalties, and  
costs allowed by law thereon  
up to and including the  
day of judgment, including  
special assessment liens by  
city under Texas Health  
and Safety Code and/or  
Texas Local Government  
Code Ann. Chapter 214  
with interest and other fees,  
and the establishment and  
foreclosure of liens, if any,  
securing the payment of  
same, as provided by law.All parties to this suit  
shall take notice that claims  
not only for any taxes which  
were delinquent on the  
property at the time this  
suit was filed but all taxes  
becoming delinquent at any  
time thereafter up to the  
day of judgment, including  
all interest, penalties, and  
costs allowed by law, may,  
upon request, be recovered  
without further citation or  
notice to any parties, and all  
parties shall take notice of  
and plead and answer to all  
claims and pleadings now on  
file and which may hereafter  
be filed in this cause by all  
other parties, and all of those  
taxing units above named  
who may intervene and set  
up their respective tax claims  
against the property.You are hereby  
commanded to appear  
and defend such suit on  
the first Monday after the  
expiration of forty-two (42)  
days from and after the  
date of issuance hereof,  
the same being the 15thof July, 2024 (Expiration  
date: the first Monday  
following 42 days after the  
Issuance date), before the  
honorable District Court  
of Harris County, Texas, to  
be held at the courthouse  
thereof, then and there to  
show cause why judgment  
shall not be rendered for  
such taxes, penalties,  
interest, and costs, and  
condemning said property  
and ordering foreclosure  
of the constitutional and  
statutory tax liens thereon  
for taxes due the Plaintiff(s)  
and the taxing unit parties  
hereto, and those who may  
intervene herein, together  
with all interest, penalties,  
and costs allowed by law up  
to and including the day of  
judgment, and all costs of  
this suit.Issued and given under  
my hand and seal of  
said court in the City of  
Houston, Harris County,  
Texas, this the 29th of May,  
2024. (Issuance date) (Seal)  
Clerk of the District Court,  
Harris County, Texas 281th  
Judicial District /s/ Carolyn  
Overton, Deputy. Houston,  
Texas May 30, 2024 Hereby  
order this writ published in  
the Daily Court Review for  
the time specified therein.  
Alan Rosen, Constable,  
Precinct #1, Harris County,  
Texas By: /s/ L. Carrera,  
#1166, DeputyCITATION BY  
PUBLICATION  
Cause No. 202379155  
The State Of Texas  
Harris County, TexasIn The Name And By The  
Authority Of The State  
Of Texas Notice Is Hereby  
Given As Follows:To: Barry James Gomel  
Individually And All  
Unknown Heirs, Successors  
Or Assigns, Or Other  
Unknown Owners, Adverse  
Claimants Owning Or  
Claiming Any Legal Or  
Equitable Interest In And  
To Such Property.and the unknown owner  
or unknown owners, and  
any and all other persons,  
including adverse claimants,  
owning or having or claiming  
any legal or equitable  
interest in or lien upon the  
real property hereinafter  
described; the heirs and  
legal representatives and  
unknown heirs and legal  
representatives of each  
of the above named and  
mentioned persons who  
may be deceased; and the  
corporate officers, trustees,  
receivers and stockholders  
of any of the above named  
and mentioned parties  
which may be corporations,  
foreign or domestic, defunctor otherwise, together with  
the successors, heirs and  
assigns of such corporate  
officers, trustees, receivers  
or stockholders, own or  
have or claim an interest  
in the hereinafter described  
real property on which taxes  
are due, owing, unpaid and  
delinquent to said Plaintiffs,  
said year and amount set out  
in Plaintiffs Petition on file  
herein:The property is specifically  
described as follows: Property  
Code: 1152760110004  
Tract #1: Unit 1104, Type  
D-1 On The 11th Floor,  
Of The Houstonian  
Estates, A Condominium  
Project Situated In Harris  
County, Texas, According  
To The Declaration Of  
Condominium And Plats  
And Exhibits Attached  
Thereto Of Record In In/  
Under Volume 124, Page  
77, Volume 128, Page 95,  
Volume 129, Pages 54,  
Volume 129, Pages 134,  
Volume 129, Pages 137  
And Volume 158, Page 121  
And Under Film Code No.  
171065, 192102, 192235,  
192259, 202043 And 202120  
Of The Condominium  
Records Of Harris County,  
Texas, Together With An  
Undivided Interest In The  
Common Elements Thereof  
Together With The Limited  
Elements Appurtenant  
Thereto.Which said property  
is delinquent to Plaintiff  
for taxes in the following  
amounts: \$8,983.80,  
exclusive of interest,  
penalties, and costs, and  
there is included in this suit  
in addition to the taxes all  
said interest, penalties, and  
costs thereon, allowed by law  
up to and including the day  
of judgment herein.You are notified that this  
suit has been brought by the  
City Of Houston and Spring  
Branch Independent School  
District as Plaintiffs against  
Barry James Gomel, Andrew  
Gomel, Brandon Gomel, as  
Defendants by Petition filed  
on the 1/24/2024 styled  
Spring Branch Independent  
School District vs. Barry  
James Gomel. This suit is  
for the collection of taxes  
on said real property, and is  
now pending in the District  
Court of Harris County,  
Texas 152nd Judicial District  
as cause number 202379155.  
The names of all taxing  
units which assess and  
collect taxes on the property  
hereinabove described which  
are not listed above and may  
be made parties to this suit  
are: Harris County, Harris  
County Department Of  
Education, Port Of Houston  
Authority Of Harris County,  
Harris County Flood  
Control District, HarrisCounty Hospital District  
(Harris County)Plaintiffs and all other  
taxing units who may set up  
their tax claims herein seek  
recovery of delinquent ad  
valorem taxes on the property  
hereinabove described, and  
in addition to the taxes, all  
interest, penalties, and costs  
allowed by law thereon, up  
to and including the day  
of judgment herein, and  
the establishment and  
foreclosure of liens, if any,  
securing the payment of  
same, as provided by law.All parties to this suit,  
including Plaintiffs,  
Defendants and Intervenors,  
shall take notice that claims  
not only for any taxes  
which were delinquent on  
said property at the time  
this suit was filed but all  
taxes becoming delinquent  
thereon up to the day of  
judgment, including all  
interest, penalties, and costs  
allowed by law thereon, may,  
upon request therefore, be  
recovered herein without  
further citation or notice to  
any parties herein, and all  
said parties shall take notice  
of and plead and answer  
now on file and which may  
hereafter be filed in said  
cause by all other parties  
herein, and all of those  
taxing units above named  
who may intervene herein  
and set up their respective  
tax claims against said  
property.You Are Hereby  
Commanded To Appear  
And Defend Such Suit At Or  
Before 10 O'Clock A.M. On  
The First Monday After The  
Expiration Of Forty-Two (42)  
Days From And After The  
Date Of Issuance Hereof,  
The Same Being The July 14,  
2024 (Which Is The Return  
Day Of Such Citation),  
Before The Honorable  
152nd District Court Of  
Harris County, Texas to  
be held at the Courthouse  
thereof, then and there to  
show cause why judgment  
shall not be rendered for  
such taxes, penalties,  
interest and costs and  
condemning said property  
and ordering foreclosure  
of the constitutional and  
statutory tax liens thereon  
for taxes due the Plaintiffs  
and the taxing units parties  
hereto, and those who may  
intervene herein, together  
with all interest, penalties,  
and costs allowed by law up  
to and including the day  
of judgment herein, and all  
costs of this suit.Herein Fail Not, but of  
this writ make answer as the  
law requires.Issued but not prepared  
by District Clerk's Office  
and given under my hand

& seal of office of said court of Houston, Harris County, Texas on this the 28 day of May, 2024. (Seal) Marilyn Burgess, District Clerk, P.O. Box 4651, Houston, TX 77210. By /s/ Iris Collins Houston, Texas May 03, 2024 Hereby order this writ published in the Daily Court Review for the time specified therein. Alan Rosen, Constable Precinct #1, Harris County, Texas By /s/ G. Hirschhorn, #1166, Deputy

#### CITATION BY PUBLICATION

Cause No. 2024-32940

The State Of Texas  
Harris County, Texas

In The Name And By The Authority Of The State Of Texas Notice Is Hereby Given As Follows:

To: Olvice F Gibson Individually And All Unknown Heirs, Successors Or Assigns, Or Other Unknown Owners, Adverse Claimants Owning Or Claiming Any Legal Or Equitable Interest In And To Such Property.

Elbert L Thomas Individually And All Unknown Heirs, Successors Or Assigns, Or Other Unknown Owners, Adverse Claimants Owning Or Claiming Any Legal Or Equitable Interest In And To Such Property.

Betty J Thomas Individually And All Unknown Heirs, Successors Or Assigns, Or Other Unknown Owners, Adverse Claimants Owning Or Claiming Any Legal Or Equitable Interest In And To Such Property.

Darlene M Thomas Individually And All Unknown Heirs, Successors Or Assigns, Or Other Unknown Owners, Adverse Claimants Owning Or Claiming Any Legal Or Equitable Interest In And To Such Property.

and the unknown owner or unknown owners, and any and all other persons, including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the real property hereinafter described; the heirs and legal representatives and unknown heirs and legal representatives of each of the above named and mentioned persons who may be deceased; and the corporate officers, trustees, receivers and stockholders of any of the above named and mentioned parties which may be corporations, foreign or domestic, defunct or otherwise, together with the successors, heirs and assigns of such corporate officers, trustees, receivers or stockholders, own or have or claim an interest in the hereinafter described real property on which taxes are due, owing, unpaid and delinquent to said Plaintiffs,

said year and amount set out in Plaintiffs Petition on file herein:

The property is specifically described as follows: Property Code: 0141160300003 Tract #1: Lots 3 And 4, Block 30, Fidelity Addition, City Of Houston, Harris County, Texas, According To The Map Or Plat Recorded In The Office Of The County Clerk Of Harris County, Texas. Property Code: 0141160300005 Tract #2: Lots 5 And 6 In Block 30, Fidelity Addition, An Addition To The City Of Houston, Harris County, Texas.

Which said property is delinquent to Plaintiff for taxes in the following amounts: \$7,158.04, exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, penalties, and costs thereon, allowed by law up to and including the day of judgment herein.

You are notified that this suit has been brought by the City Of Houston and Galena Park Independent School District as Plaintiffs against Olvice F Gibson, Elbert L Thomas, Betty J Thomas, Luegene T Robertson, Donell Thomas, Darlene M Thomas, City Of Houston, as Defendants by Petition filed on the 5-23-2024 styled Galena Park Independent School District vs. Olvice F Gibson, Et Al. This suit is for the collection of taxes on said real property, and is now pending in the District Court of Harris County, Texas 189 Judicial District as cause number 202432940. The names of all taxing units which assess and collect taxes on the property hereinabove described which are not listed above and may be made parties to this suit are: Harris County, Harris County Department Of Education, Port Of Houston Authority Of Harris County, Harris County Flood Control District, Harris County Hospital District (Harris County), San Jacinto Community College District, City Of Houston

Plaintiffs and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property hereinabove described, and in addition to the taxes, all interest, penalties, and costs allowed by law thereon, up to and including the day of judgment herein, and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

All parties to this suit, including Plaintiffs, Defendants and Intervenor, shall take notice that claims not only for any taxes which were delinquent on said property at the time this suit was filed but all

taxes becoming delinquent thereon up to the day of judgment, including all interest, penalties, and costs allowed by law thereon, may, upon request therefore, be recovered herein without further citation or notice to any parties herein, and all said parties shall take notice of and plead and answer to all claims and pleadings now on file and which may hereafter be filed in said cause by all other parties herein, and all of those taxing units above named who may intervene herein and set up their respective tax claims against said property.

You Are Hereby Commanded To Appear And Defend Such Suit At Or Before 10 O'Clock A.M. On The First Monday After The Expiration Of Forty-Two (42) Days From And After The Date Of Issuance Hereof, The Same Being The 7/15/2024 (Which Is The Return Day Of Such Citation), Before The Honorable 189 District Court Of Harris County, Texas to be held at the Courthouse thereof, then and there to show cause why judgment shall not be rendered for such taxes, penalties, interest and costs and condemning said property and ordering foreclosure of the constitutional and statutory tax liens thereon for taxes due the Plaintiffs and the taxing units parties hereto, and those who may intervene herein, together with all interest, penalties, and costs allowed by law up to and including the day of judgment herein, and all costs of this suit.

Herein Fail Not, but of this writ make answer as the law requires.

Issued but not prepared by District Clerk's Office and given under my hand & seal of office of said court of Houston, Harris County, Texas on this the 29 day of May, 2024. (Seal) Marilyn Burgess, District Clerk, P.O. Box 4651, Houston, TX 77210. By /s/ Julio Garcia Houston, Texas May 30, 2024 Hereby order this writ published in the Daily Court Review for the time specified therein. Alan Rosen, Constable Precinct #1, Harris County, Texas By /s/ C. Molter, #1166, Deputy

#### ■ Citations – Divorce/Adoption

CITATION BY PUBLICATION

No. 2024-10820

In The Interest of:

Nadia Revis,

Minor Child(ren)

In the 308th Judicial

District Court

of Harris County, Texas

The State Of Texas  
County Of Harris

To The Sheriff Or Any Constable Of Texas Or Other Authorized Person

To: Revis, Christian Keith And To All Whom It May Concern, Respondent(s)

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 First Amended Petition in Suit Affecting the Parent-Child Relationship, a default judgment may be taken against you. The Petition of, Preyear, Paris Nicole Petitioner, was filed in the 308th District Court of Harris County, Texas, on the 1st day of March, 2024 Against Respondent, Revis, Christian Keith, numbered, 2024-10820 and entitled "In the Interest of" Nadia Revis, A child (or children).

The suit requests First Amended Petition in Suit Affecting the Parent-Child Relationship. The date and place of birth of the child (children) who is (are) subject of the suit Name: Nadia Revis, Female; 7/19/2018, Houston, TX.

"The Court Has Authority In This Suit To Enter Any Judgment Or Decree In The Child's (Children'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 (Children's) Adoption."

Issued And Given Under My Hand And Seal Of Said Court At Houston Texas On this the 10th Day of May, 2024. Issued at request of: Preyear, Paris, 105 E Parkwood Dr, Fairburn, OH 45324, Bar No # Pro Se. (Seal) Marilyn Burgess, District Clerk, Harris County, Texas, 201 Caroline Houston, TX 77002, PO Box 4651 Houston, TX 77210. By: /s/ Kaaja Amerson, Deputy. Houston, Texas, 05/30/2024. I hereby order this writ published in the Daily Court Review for the time specified therein. Alan Rosen, Constable Precinct #1, Harris County, Texas. By: /s/ G. Hirschhorn, #1166, Deputy

CITATION BY PUBLICATION

No. 2023-85144

Plaintiff:

Vy Nguyen

vs.

Defendant:

Tuan Long

In The 309th

Judicial District Court

of Harris County, Texas

The State Of Texas

County Of Harris

To: Tuan Long, And To All Whom It May Concern, Whose Residence And Whereabouts Are Unknown, Respondent(s):

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 First Amended Original Petition For Divorce, a default judgment may be taken against you. The Petition of Vy Nguyen, Petitioner, was filed in the 309th Court of Harris County, Texas, on the 18th day of March, 2024, against Tuan Long, Respondent(s), and the said suit being numbered 2023-85144 on the docket of said Court, and entitled "In the Matter of the Marriage of Vy Nguyen and Tuan Long and in the interest of the child(ren): Diana Vy Traconi born 10/14/2022 in Houston, Harris County, Texas; nature of which suit is a request to Divorce With Children.

"The Court has authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property and custody and support of the children, which will be binding on you."

Issued And Given Under My Hand And Seal Of Said Court At Houston Texas On This The 23rd day of May, 2024. Issued at request of: Rosario Stiles, 8203 Willow Place Dr S, Ste 270, Houston, Texas 77070, Bar No. 24118545. (Seal) Marilyn Burgess, District Clerk, Harris County, Texas. By: /s/ Deputy Melissa Fortner

#### ■ Citations – Civil Suits

Citation By Publication

The State Of Texas

CAUSE NO. 125241-CV

239th District Court

Johnnie Lee Payne

vs.

Christopher Campbell,

et al

TO: Christopher Campbell, Galen Campbell & Unknown Defendants, and to all whom it may concern:

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 42 days after the date this Citation was issued, 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."

You are hereby commanded to appear by filing a written answer to the Original Petition at or before 10:00 o'clock a.m. on the Monday next after the expiration of 42 days after the date of issuance of this Citation the same being Monday the 13th day of May, 2024, before the Honorable 239th District Court, Brazoria County Courthouse, Angleton, Texas. Said Plaintiffs Petition was filed in said court on the 6th day of October, 2023 in the above entitled cause.

A brief statement of the nature of this suit is as follows, Quiet Title, Remove Cloud on Title, Declaratory Judgment to-wit:

Legal Description of Property: 5.00 acres of land out of Tract No. 3, Division No. 9, in the Stephen F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Brazoria County, Texas, said 5.00 acre tract also being out of a called 31.43 acre tract, which is recorded in Volume 156, Page 245 of the Deed Records of Brazoria County, Texas, said 5.00-acre tract being described by metes and bounds as follows:

Beginning at an iron rod at the intersection of the north right-of-way line of County Road No. 490 and the southwest corner of said 5.00 acre tract, said iron rod also being the southwest corner of said called 31.43 acre tract and the southeast corner of a 5.00 acre tract;

Thence N 01° 01' 43" W, along the common lines of said 5.00 acre tract, a distance of 815.21 ft. to an iron pipe on the south line of a 95.25 acre tract and the northwest corner of said called 31.43 acre tract for a corner;

Thence S 0 89 37' 44" E, along the south line of said 95.25 acre tract, a distance of 267.58 ft. to an iron rod for a corner;

Thence S 0 01 01' 43" E, a distance of 813.18 ft. to an iron rod on the north right-of-way line of County Road No. 490 for a corner;

Thence S 89° 56' 12" W, along the north right-of-way line of said County Road No. 490 a distance of 267.54 feet to the place of beginning, containing 5 acres of land, more or less. as is more fully shown by Plaintiffs Petition on file in this suit

If filing Pro Se, said answer may be filed by mailing same to: Brazoria County District Clerk's Office, 111 E. Locust, Suite 304, Angleton, Texas, 77515-4678 or by bringing said answer in person to the

forementioned address.

The name and address of the Attorney for Plaintiff is F. B. Harvie, Jr., F.B. Harvie, Jr., Attorney At Law, 17049 El Camino Real, Suite 200, Houston, Texas 77058, 281-250-1202.

The Court has authority in this suit to enter Judgment. Any such Judgment will be binding upon you. Issued and given under my hand and seal of said Court at Angleton, Texas, on the 27th day of March, 2024. CASSANDRA TIGNER, DISTRICT CLERK, Brazoria County, Texas. (SEAL) District Court, Brazoria County, Texas By: /s/ Angela Gray, Deputy

**CITATION BY PUBLICATION  
No. 2023-83201**

**Plaintiff:**  
**Rey, Joe And Andrea  
Lozano**  
**Vs.**  
**Defendant:**  
**Hobbs, Brice Lee**  
**In The 152nd Judicial  
District Court Of  
Harris County, Texas  
The State Of Texas  
County Of Harris**

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 the date of issuance of 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: Brice Lee Hobbs  
Whose Residence and Whereabouts Are Unknown

You Are Hereby Commanded to be and appear before the 152nd Judicial District Court of Harris County, Texas in the Courthouse in the city of Houston, Texas at or before 10:00 o'clock A.M. Monday, the 15th day of July, 2024, being the Monday next after the expiration date of forty-two days after this citation is issued, and you are hereby commanded and required then and there to appear and file written answer to the Plaintiffs Original Petition, Rule 193.7 Notice, And Jury Demand filed in said Court on the 1st Day Of December, 2023, in a suit numbered 2023-83201 on the docket of said court, wherein Joe Rey And Andrea Lozano Plaintiff(s) and Brice Lee Hobbs Defendant(s), the nature of plaintiff's demand

being and the said petition alleging: Motor Vehicle Accident

Notice hereof shall be given by publishing this Citation once a week for four consecutive weeks previous to the 15th Day Of July, 2024, in some newspaper published in the County of Harris, if there be a newspaper published therein, but if not, then the nearest county where a newspaper is published, and this Citation shall be returned on the 11th day of July, 2024 which is forty two days after the date it is issued, and the first publication shall be at least twenty-eight days before said return day.

Herein Fail Not, but have before said court on said return day this Writ with your return thereon, showing how you have executed same. Witness: Marilyn Burgess, District Clerk, Harris County, Texas. Given Under My Hand And Seal Of Said Court at Houston, Texas this 30th day of May, 2024. (Seal) Marilyn Burgess, District Clerk, Harris County, Texas, 201 Caroline, Houston, Texas 77002, P.O. Box 4651, Houston, Texas 77210. By /s/ Tianni A. Williams, Deputy Clerk. Issued at the request of: Richard Barton III 4151 Southwest Frwy Ste 675, Houston, TX 77027, Bar Number: 24089982. Houston, Texas 05/30/2024. I hereby order this writ published in the Daily Court Review for the time specified therein. Alan Rosen, Constable Precinct #1, Harris County, Texas. By: /s/ G. Hirschhorn, #1166, Deputy

**CITATION BY PUBLICATION  
No. 2023-68475**

**Plaintiff:**  
**Hernandez - Guevara,  
Adan**  
**Vs.**  
**Defendant:**  
**Le, Cong Khanh**  
**In The 133rd Judicial  
District Court Of  
Harris County, Texas  
The State Of Texas  
County Of Harris**

To: Le, Cong Khanh  
15415 Camino Del Sol Drive, Houston, TX 77083-4101

Attached is a copy of Plaintiff's Original Petition.

This instrument was filed on October 3, 2023, in the above numbered and styled cause on the docket in the above Judicial District Court of Harris County, Texas, in the courthouse in the City of Houston, Texas. The instrument attached describes the claim against you.

You Have Been Sued. You may employ an attorney. If you or your attorney do not file a written answer

with the District Clerk who issued this citation by 10:00 a.m. 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.org.

Issued And Given Under My Hand and seal of said Court, at Houston, Texas, this October 6, 2023. Marilyn Burgess, District Clerk Harris County, Texas 201 Caroline, Houston, Texas 77002. Generated By: Wanda Chambers. Issued at request of: Nguyen, Vu Anh 10050 Northwest Fwy Suite 200, Houston, TX 77092, 713-842-9442, Bar Number: 24094870

**CITATION BY PUBLICATION  
No. 126979-CV**

**Plaintiff:**  
**Gerald L. Jennings**  
**Vs.**  
**Defendant:**  
**Merdoc W. Tomlinson  
and Anita M. Tomlinson,  
Deceased and the  
Unknown Heirs of Merdoc  
W. Tomlinson and Anita  
M. Tomlinson**  
**149th District Court**

To: Merdoc W. Tomlinson and Anita M. Tomlinson, Deceased and the Unknown Heirs of Merdoc W. Tomlinson and Anita M. Tomlinson, and to all whom it may concern:

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 42 days after the date of Citation was issued, 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 ays after you file your answer with the clerk. Find out more at TexasLawHelp.org."

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition and Quiet Title to Real Property at or before 10:00 a.m. on the Monday next after the expiration of 42 days after the date of issuance of this Citation the same being Monday the 15th day of July, 2024, before the

Honorable 149th District Court, Brazoria County Courthouse, Angleton, Texas. Said Plaintiff's Petition was filed in said court on the 5th day of February, 2024 in the above entitled cause.

A brief statement of the nature of this suit is as follows, Monetary relief greater than \$50,000.00 and nonmonetary relief to-wit: Lot No. 8, Block B, of Acton Addition to the town of Alvin, Brazoria County, Texas as per Plat, the scale of which is one inch equal to 50 feet. This land is part of a six and one-fourth (6 1/4) acre tract out of Section No. 14, H.T. & B. Survey Abstract 449, and known as the Wm. Kilgore tract, as is more fully shown by Plaintiff's Petition on file in this suit.

If filing Pro Se, said answer may be filed by mailing same to: Brazoria County District Clerk's Office, 111 E. Locust, Suite 304, Angleton, Texas, 77515-4678 or by bringing said answer in person to the aforementioned address.

The name and address of the Attorney for Plaintiff is Kyle L. Dickson, Murray Lobb, PLLC, 2200 Space Park Dr., Suite 350, Houston, TX 77058-3679, 281-488-0630.

The Court has authority in this suit to enter Judgment. Any such Judgment will be binding upon you.

Issued and given under my hand and seal of siad Court at Angleton, Texas, on the 30th day of May, 2024. (Seal) Cassandra Tigner, District Clerk Brazoria County, Texas. By: /s/ Jessica Ochs, Deputy

**CITATION BY PUBLICATION  
No. 23-DCV-303827**

**Plaintiff:**  
**Real Time Resolutions,  
Inc.**  
**Vs.**  
**Defendant:**  
**Byron Culpepper, Erik  
Wilridge and Brandon  
Wilridge**  
**In The 268th Judicial  
District Court Of  
Fort Bend County, Texas**

The State Of Texas To: Erik Wilridge 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 Monday next following the expiration of forty-two days from the date of issuance of this citation, same being June 24, 2024 a default judgment may be taken against you. The case is presently pending before the 268th Judicial District Court of Fort Bend County sitting in Richmond, Texas. It bears cause number 23-DCV-303827 and is styled: Real Time Resolutions, Inc. vs Byron Culpepper, Erik

Wilridge and Brandon Wilridge The nature of the demands of said Plaintiff Or Petitioner is as follows to-wit: A. A Declaration That All Of Decedent's Heirs At Law Have Been Made Parties To This Suit And Are Vested With All Of Decedent's Right, Title And Interest In The Property; B. A Declaration That Plaintiff's Statutory Probate Lien Against The Property Shall Be Enforced By Foreclosure Or Public Auction Pursuant To The Deed Of Trust And The Texas Property Code § 51.00, Or Alternatively, A Judgment For Judicial Foreclosure and That Through The Foreclosure Or Auction The Defendants Are Divested, And The Purchaser At Foreclosure Sale Is Vested, Of All Of Decedent's Right, Title, And Interest To The Property And A Writ Of Possession Against Any Occupant Of The Property If The Occupant Fails Or Refuses To Leave The Property After Foreclosure Or Auction; C. Attorney Fees And Costs Of Suit; And D. All Other Relief, In Law And In Equity, To Which Plaintiff Is Entitled. If this Citation is not served, it shall be returned unserved. Issued and given under my hand and seal of said Court, at Richmond, Texas on this the 7th day of May, 2024. Beverley McGrew Walker, District Clerk, Fort Bend County, Texas 301 Jackson St Room 101, Richmond Texas 77469 - By Deputy District Clerk /s/ Norma Sosa

**■ Storage Notices**

**Notice of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, Morningstar Storage, located at 11320 Barker Cypress Rd, Cypress Tx 77433 will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at [www.storageauctions.com](http://www.storageauctions.com). Bidding will conclude on 06/25/24, at 10 AM. Self-Storage unit contents containing household and misc. items of the following customers will be sold: Brandy Guidry, Linda Mannon, Omar Hayes. 6-10-24;6-17-24-2-ah

**Notice of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, Morningstar Storage, located at 19342 Hufsmith-Kohrville Rd, Tomball TX 77375 will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at [www.storageauctions.com](http://www.storageauctions.com).

**com.** Bidding will conclude on 06/25/24, at 12 PM. Self-Storage unit contents containing household and misc. items of the following customers will be sold: Eduardo Triana Ramirez 6-10-24;6-17-24-2-ah

**Notice of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, Morningstar Storage, located at 3506 Greenhouse RD Houston, TX 77084 will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at [www.storageauctions.com](http://www.storageauctions.com). Bidding will conclude on 06/25/24, at 12pm. Self-Storage unit contents containing household and misc. items of the following customers will be sold: Kimberly Blanco Melendez, Jeffery Fountain, Jessica Dyan Bailey, Debra Keyes 6-10-24;6-17-24-2-ah

**Notice Of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, Morningstar Storage, located at 1775 Eldridge Pkwy Houston, TX 77077 will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at [www.storageauctions.com](http://www.storageauctions.com). Bidding will conclude on 06/25/24, at 10am. Self-Storage unit contents containing household and misc. items of the following customers will be sold: Trina Thomas, Tina McGarry, Michael Sampy, Osita Ubah, Manza Masa muna. 6-10-24;6-17-24-2-ra

**Notice Of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, Morningstar Storage, located at 9337 Spring Cypress Rd, Spring TX 77379, will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at [www.storageauctions.com](http://www.storageauctions.com). Bidding will conclude on 06/23/24, at 12pm. Self-Storage unit contents containing household and misc. items of the following customers will be sold: Michael Barnes, Salina Pang, Kelley Allien. 6-10-24;6-17-24-2-ra

**Notice Of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, Morningstar Storage, located at 812 Live Oak St, Houston TX 77003 will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at [www.storage](http://www.storage)

**auctions.com.** Bidding will conclude on **06/25/24**, at **9 AM.** Self-Storage unit contents containing household and misc. items of the following customers will be sold: Andrew Spates, Samantha Solomon, Tamara Williams.  
6-10-24;6-17-24

**Notice Of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, **Morningstar Storage** located at **4495 Katy, Houston TX 77007** will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at **www.storageauctions.com** Bidding will conclude on **6/25/24**, at **9:00am.** Self-Storage unit contents containing household and misc. items of the following customers will be sold: Patrick Charles, Robert Rivera, Joah Ross, Manager Special unit.  
6-10-24;6-17-24-2-ra

**Notice Of Public Sale**  
PURSUANT TO CHAPTER 59, Texas Property Code, **Morningstar Storage**, located at **2101 SOUTH Voss rd Houston TX 77057** will hold an online public auction of property being sold to satisfy a Landlord's lien. Auction will be held at **www.storageauctions.com.** Bidding will conclude on **06/25/24**, at **12 PM.** Self-Storage unit contents containing household and misc. items of the following customers will be sold: Heather Lynn & McMahan Dow; Joaquin Amos; Thomas Sims.  
6-10-24;6-17-24-2-ra

**Notice of Public Sale**  
Notice is hereby given pursuant of Chapter 59 Texas Property Code, (Chapter 576 Acts of the 68th Legislature Regular Session 1983). **StorQuest Self Storage** auction will be held online on **www.StorageTreasures.com** for the property of: **Jorfui Dolly Kandehe; Aimee Pisano** Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. The sale will commence online at **www.StorageTreasures.com** where said property has been stored and which is located at **StorQuest Self Storage 420 Sartartia Rd Sugar Land Tx 77479** Separate lien sales to highest bidder for each unit in cash. Owner has the right to not accept the bid price. Sale is subject to cancellation in the event of settlement between owner and obligated party. Auction Start Time: **June 10, 2024** at **11:00 AM** Auction End Time: **June 19, 2024** at

**11:00 AM**  
6-3-24;6-10-24-2-ah

**Notice of Public Sale**  
Notice is hereby given pursuant of Chapter 59 Texas Property Code, (Chapter 576 Acts of the 68th Legislature Regular Session 1983). **StorQuest Self Storage** auction will be held online at **www.storagetreasures.com** for the property of: Ashtan Wright; Miyona Rembert; Kim Lumpkin; Willis Bruce; Macy Williams. Property to be sold; misc. household goods, furniture, tools, clothes, boxes, toys and personal content. The sale will commence online at **www.storagetreasures.com** where property has been stored and which is located at **StorQuest Self Storage, 23103 Gosling Rd, Spring, TX 77389.** Separate lien sales to the highest bidder for each unit in cash. Owner has the right to not accept the bid price. Sale is subject to cancellation in the event of settlement between owner and obligated party. Auction Start Time: **June 10, 2024 11:00am** Auction End Time: **June 19, 2024 11:00am**  
6-3-24;6-10-24-2-ah

**Notice of Public Sale**  
Pursuant to Chapter 59 of the Texas Property Code, **Eldridge Self Storage**, located at **2210 Eldridge Parkway, Houston, TX 77077** will hold a public auction of property being sold to satisfy a landlord's lien. The sale will be held on **June 3, 2024** at **10:00 AM** and will end on **June 18, 2024** at **10:00 AM.** Property will be sold to the highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right not to accept any bid and to withdraw property 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. Tenant Name, Unit Number, Property Description: **Armani Hockaday** unit 529: clothes dryer, dresser or chest of draws, bed, baskets of misc items, boxes; **Juan Granados** unit 39: Scaffolding, nails, wood/particle board, misc items; **Oliver Carroll** unit 572: Boxes, wall shelf, area rug, misc items.  
6-3-24;6-10-24-2-ra

**Notice of Public Sale**  
Pursuant to Chapter 59 of the Texas Property Code, **Compass Self Storage** Located at **25528 Aldine Westfield, Spring, TX 77373** will hold a public

auction of property being sold to satisfy a landlord's lien. The sale will begin on **5/19/2024 @ 12:00 PM and end on 6/18/2024 @ 10:00 AM** at **self storageauction.com.** Property will be sold to the highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right not to accept any bid and to withdraw property 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. **Kathy Musella**, 017- furniture, boxes; **Karisha Lucero**, 208- clothes, strollers, boxes; **Jaime Rubalcava Gonzalez**, 329- suitcase, camp chairs, boxes, duffles; **Travis Miller**, 350- furniture; **Kimberly Taylor**, 662- boxes, totes, decorations; **Keidrin Davis**, 627- baby items, boxes, tv; **Jill Smith**, 867- boxes, furniture, small appliances  
6-3-24;6-10-24-2-ah

**Notice of Public Sale**  
Notice is hereby given that **Storage King USA** at **4624 Garth Rd. Baytown, Texas 77521 (ph) (281) 957-0455** will sell the contents of the storage units 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 **6/25/2024** 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 \$100 cleaning deposit 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 "general household items" unless otherwise noted. **Willie D Martin**- tools/applnces, hslld/furn, medical equip; **Georgiann M Dominguez**- clothes, applnces, hslld gds.  
6-10-24;6-17-24-2-ah

**Notice of Public Sale**  
Notice is hereby given that **Storage King USA** at **1626 Sawdust 346-372-7564** will sell the contents of the storage units 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 **06/25/24** 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 \$100 cleaning deposit 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 "general household items" unless otherwise noted. **Abraham Fabila**, **Otis Smith**, & **Hector Salinas** Home Goods.  
6-10-24;6-16-24-2-ah

**Notice of Public Sale**  
Notice is hereby given that **Storage King USA** at **12336 Gulf Freeway Houston, Tx 77034 346.396. 5109** will sell the contents of the storage units 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 **06/25/2024** 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 \$100 cleaning deposit 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 "general household items" unless otherwise noted. - **Natasha Johnson**, hslld gds, **Damian Tello**, hslld gds, furniture.  
6-10-24;6-17-24-2-ah

**Notice of Public Sale**  
In accordance with provisions of State of Texas law, there being due and unpaid charges for which the undersigned is entitled to safety an owner and/or manager's lien of the goods hereinafter described and stored at the **Storage King USA** location(s) listed below, and due notice having been given to the owner of said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be

sold to the highest bidder or otherwise disposed of at a public Auction to be held online at **www.StorageTreasures.com**, which will end on **June 26, 2024 at 9am.** **Storage King USA store 062 @ 8135 Jackrabbit Rd., Houston Tx, 77095**, 281-859-2644. **Hugh McKenny**(Misc gds); **Hugh McKenny**(Misc gds); **Hugh McKenny**(Misc gds); **Leonard Hoover**(Hslld gds); **Nicola Polk**(Hslld gds); **Rogelio Garcia**(Misc gds); **Mario Ware**(Vehc); **Juan Molina**(Misc gds); **Angel Rosa**(Hslld gds)  
6-10-24;6-17-24-2-ah

## ■ Notice to Creditors

### NOTICE TO CREDITORS No. 519,700

On the 12th day of December, 2023 Letters Testamentary upon the Estate of **Elsie Marie Charles**, Deceased, were issued to **Gwendolyn Denise Johnson** Independent Executor by the Probate Court # 1 of Harris County, Texas, in cause number 519,700 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is **Kathy LeClaire White** whose address is **15010 FM 2100, Suite 102, Crosby, Texas 77532**, Telephone: **281-836-4121**, Email: **kathy@klwhitelaw.com**, TX Bar Number: **24098787**, Signature: /s/ **Kathy LeClaire White**

### NOTICE TO CREDITORS No. 522,267

#### Notice To All Persons Having Claims Against The Estate Of

**Lucius W. Scott, Deceased**  
Notice is hereby given that on **January 31, 2024**, Letters Testamentary upon the above Estate were issued to: **Ms. Dianeshia T. Scott-King**, 901 Lower Vann Road, Coldspring, Texas 77331. Independent Executrix by the Honorable Judge of Harris County Probate Court 5 in Cause Number 522,267, pending upon the Probate Docket of said Court.

All persons having claims against the Estate being administered are hereby requested to present the same within the time prescribed by law to the following: **Christine S. Willie**, Attorney 9660 Hillcroft, Suite 202, Houston, Texas 77096

### NOTICE TO

### CREDITORS No. 23-CPR-039973

On the 6th day of May, 2024, Letters Testamentary upon the Estate of **Mary Ellen Jackson Smith**, Deceased, were issued to **Arthur Lee Smith** Independent Executor by the Probate Court #5 of Fort Bend County, Texas, in cause number 23-CPR-039973 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is **U. Lawrence Boze**, whose address is **2212 Blodgett, Houston, Texas 77004**, Telephone: **3462172711**, Fax: **7135206194**, Email: **Bozelaw@aol.com**, TX Bar Number: **02801600**, Signature: /s/ **U. Lawrence Boze**

### NOTICE TO CREDITORS No. 526,107

#### Notice to All Persons Having Claims Against the Estate of BETTY F. LYNN JORDAN, Deceased

Notice is hereby given that the original Letters Testamentary for the Estate of **BETTY F. LYNN JORDAN** were issued on **June 6, 2024**, in Cause 526,107 pending in Probate Court No. THREE of HARRIS County, Texas, to: **CAROL L JORDAN LAVENDER** as Independent Executor, whose mailing address is: Estate of **BETTY F. LYNN JORDAN**, c/o **MICHELE O'BRIEN**, POB 37308, HOUSTON, TX 77237. 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 6th day of June, 2024. (s) **MICHELE O'BRIEN**, State Bar No. 15166300, POB 37308, HOUSTON, TX 77237, Tel. 713-960-8543, Fax 713-961-3082, TBN: 15166300

### NOTICE TO CREDITORS No. 524,872

#### Notice to All Persons Having Claims Against the Estate of Joe Duane Heusi a/k/a Joe D. Heusi, Deceased

Notice is hereby given that the original Letters Testamentary for the Estate of **Joe Duane Heusi a/k/a Joe D. Heusi** were issued on **June 3, 2024** in Cause 524,872 pending in Probate Court No. 1 of Harris County, Texas, to: **Michael D. Heusi** as Independent Executor, whose mailing address is: Estate of **Joe Duane Heusi a/k/a Joe D. Heusi**, c/o **Heidi Weelborg**,

2121 Sage Rd. Ste 305 Houston, TX 77056. 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 6th day of June, 2024. (s) Heidi Weelborg, State Bar No. 24096031, 2121 Sage Rd. Ste 305 Houston, TX 77056, Tel. 281-673-4294, Fax 281-673-4295, TBN: 24096031

**NOTICE TO CREDITORS**  
No. 524,592

**Notice to All Persons Having Claims Against the Estate of Suzanne M. Schutt, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Suzanne M. Schutt were issued on May 28, 2024 in Cause 524,592 pending in Probate Court No. 1 of Harris County, Texas, to Maria S. Schutt as Independent Executor. All persons having claims against the Estate are hereby required to present them within the time prescribed by law to the Independent Executor in care of her counsel at the following address: Maria S. Schutt, Independent Executor, c/o Hensley & Krueger, PLLC 5615 Kirby Dr., Suite 720, Houston, Texas 77005. (s) Kristina M. Muñoz, State Bar No. 24123080, Tel. 713.850.9700, Fax 713.850.8538.

**NOTICE TO CREDITORS**  
No. 525,359

**Notice to All Persons Having Claims Against the Estate of Frances L. Meder, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Frances L. Meder were issued on May 31, 2024 in Cause 525,359 pending in Probate Court No. 2 of Harris County, Texas, to: Cynthia Louise Kirsch Covens as Independent Executor, whose mailing address is: Estate of Frances L. Meder, c/o David A. Jackson, 5851 San Felipe Street, Suite 925, Houston, Texas 77057. 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 6th day of June, 2024. (s) David A. Jackson, State Bar No. 24012891, 5851 San Felipe Street, Suite 925, Houston, Texas 77057, Tel. 713-783-7444, Fax 713-783-6601, TBN: 24012891

**NOTICE TO**

**CREDITORS**  
No. 525,360

**Notice to All Persons Having Claims Against the Estate of Thomas E. Meder, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Thomas E. Meder were issued on May 29, 2024 in Cause 525,360 pending in Probate Court No. 2 of Harris County, Texas, to: Cynthia Louise Kirsch Covens as Independent Executor, whose mailing address is: Estate of Thomas E. Meder, c/o David A. Jackson, 5851 San Felipe Street, Suite 925, Houston, Texas 77057. 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 6th day of June, 2024. (s) David A. Jackson, State Bar No. 24012891, 5851 San Felipe Street, Suite 925, Houston, Texas 77057, Tel. 713-783-7444, Fax 713-783-6601, TBN: 24012891

**NOTICE TO CREDITORS**  
No. 525,066

**Notice to All Persons Having Claims Against the Estate of Carol L. Szulc, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Carol L. Szulc were issued on May 30, 2024 in Cause 525,066 pending in Probate Court No. 2 of Harris County, Texas, to Joel Szulc as Independent Executor. All persons having claims against the Estate are hereby required to present them within the time prescribed by law to the Independent Executor in care of his counsel at the following address: Joel Szulc Independent Executor, c/o Hensley & Krueger, PLLC 5615 Kirby Dr., Suite 720, Houston, Texas 77005. (s) Kristina M. Muñoz, State Bar No. 24123080, Tel. 713.850.9700, Fax 713.850.8538.

**NOTICE TO CREDITORS**  
No. 525,488

**Notice to All Persons Having Claims Against the Estate of Loretta Rita Kenny, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Loretta Rita Kenny were issued on June 28, 2024 in Cause 525,488 pending in Probate Court No. 4 of Harris County, Texas, to: Lorraine Marie Kenny as Independent Executor, whose mailing address is: Estate of Loretta Rita Kenny, c/o David A. Jackson, 5851 San Felipe Street, Suite

925, Houston, Texas 77057. 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 6th day of June, 2024. (s) David A. Jackson, State Bar No. 24012891, 5851 San Felipe Street, Suite 925, Houston, Texas 77057, Tel. 713-783-7444, Fax 713-783-6601, TBN: 24012891

**NOTICE TO CREDITORS**  
No. 524,876

**Notice to All Persons Having Claims Against the Estate of Jurniece McClain, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Jurniece McClain were issued on May 22, 2024 in Cause 524,876 pending in Probate Court No. Five (5) of Harris County, Texas, to: Sylvester McClain as Independent Executor, whose mailing address is: Estate of Jurniece McClain, c/o Troy M Moore, 6310 Star Shadow Ln. Houston, TX 77066. 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 6th day of June, 2024. (s) Troy M Moore, State Bar No. 24032757, 6310 Star Shadow Ln. Houston, TX 77066, Tel. 281-970-8039, Fax 281-819-1910, TBN: 24032757

**NOTICE TO CREDITORS**  
No. 524,575

**Notice to All Persons Having Claims Against the Estate of Frank McClain, Sr a/k/a Frank McClain, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Frank McClain, Sr a/k/a Frank McClain were issued on May 22, 2024 in Cause 524,575 pending in Probate Court No. Five (5) of Harris County, Texas, to: Sylvester McClain as Independent Administratrix, whose mailing address is: Estate of Frank McClain, Sr a/k/a Frank McClain, c/o Troy M Moore, 6310 Star Shadow Ln. Houston, TX 77066. 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 6th day of June, 2024. (s) Troy M Moore, State Bar No. 24032757, 6310 Star Shadow Ln. Houston, TX 77066, Tel. 281-970-8039, Fax 281-819-

1910, TBN: 24032757

**NOTICE TO CREDITORS**  
No. 525,012

**Notice to All Persons Having Claims Against the Estate of David Lowe Potter, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of David Lowe Potter were issued on May 22, 2024 in Cause 525,012 pending in Probate Court No. Five (5) of Harris County, Texas, to: John David Potter as Independent Executor, whose mailing address is: Estate of David Lowe Potter, c/o Troy M Moore, 14815 Wooded Glen Court Cypress, TX 77429. 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 6th day of June, 2024. (s) Troy M Moore, State Bar No. 24032757, 14815 Wooded Glen Court Cypress, TX 77429, Tel. 281-970-8039, Fax 281-819-1910, TBN: 24032757

**NOTICE TO CREDITORS**  
No. 525,095

**Notice to All Persons Having Claims Against the Estate of JAMES BAILEY PUGH, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of JAMES BAILEY PUGH were issued on May 21, 2024 in Cause 525,095 pending in Probate Court No. Four (4) of Harris County, Texas, to: CAROLYN ANN PUGH as Independent Executor, whose mailing address is: Estate of JAMES BAILEY PUGH, c/o Timothy C. Power, 23974 I-69 North. 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 6th day of June, 2024. (s) Timothy C. Power, State Bar No. 16212500, 23974 I-69 North, Tel. 281-540-3330, TBN: 16212500

**NOTICE TO CREDITORS**  
No. 524,284

**Notice to All Persons Having Claims Against the Estate of JO ANN KENNINGTON, Deceased**

Notice is hereby given that the original Letters Of Administration for the Estate of JO ANN KENNINGTON were issued on May 14, 2024 in Cause 524,284 pending in Probate Court No. Five (5) of Harris County, Texas, to: KAREN

POWER as Independent Administratrix, whose mailing address is: Estate of JO ANN KENNINGTON, c/o Timothy C. Power, 23974 I-69 North, Kingwood, Texas 77339. 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 6th day of June, 2024. (s) Timothy C. Power, State Bar No. 16212500, 23974 I-69 North, Kingwood, Texas 77339, Tel. 281-540-3330, TBN: 16212500

**NOTICE TO CREDITORS**  
No. 524,729

**Notice to All Persons Having Claims Against the Estate of STANLEY WAYNE MORRIS, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of STANLEY WAYNE MORRIS were issued on May 14, 2024 in Cause 524,729 pending in Probate Court No. Five (5) of Harris County, Texas, to: SHIRLEY ANN MORRIS as Independent Executor, whose mailing address is: Estate of STANLEY WAYNE MORRIS, c/o Timothy C. Power, 23974 I-69 North, Kingwood, Texas 77339. 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 6th day of June, 2024. (s) Timothy C. Power, State Bar No. 16212500, 23974 I-69 North, Kingwood, Texas 77339, Tel. 281-540-3330, TBN: 16212500

**NOTICE TO CREDITORS**  
No. 524,351

Notice is given that original Letters Testamentary for the Estate of Marilyn Joyce Basham, Deceased, were issued to Larry Dean Basham on May 22, 2024, in Cause No. 524,351 pending in the Probate Court No. 4 of Harris County, Texas.

The address for filing claims against the Estate with the Independent Executor is: Larry Dean Basham, Independent Executor of the Estate of Marilyn Joyce Basham, Deceased, c/o Bartt G. Thompson, Pagel, Davis & Hill, P.C., 1415 Louisiana, 22nd Floor, Houston, Texas 77002. 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. PAGEL, DAVIS & HILL, P.C., By: /s/ Bartt G. Thompson, State Bar No.

19899500, 1415 Louisiana, 22nd Floor, Houston, Texas 77002, Phone (713) 951-0160, Fax (713) 951-0662, E-Mail: eservice@pdhllaw.com. ATTORNEYS FOR LARRY DEAN BASHAM, I N D E P E N D E N T EXECUTOR OF THE ESTATE OF MARILYN JOYCE BASHAM, DECEASED

**NOTICE TO CREDITORS**  
No. 2446268-P

On the 6th day of May, 2024, Letters of Testamentary upon the Estate of Marilyn Salvador, Deceased, were issued to David Dewitt, Independent Executor by the Probate Court # 1 of Montgomery County, Texas, in cause number 2446268-P pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is Teresa L. De Ford c/o De Ford Law Firm, whose address is 4810 W. Panther Creek, Suite 100, The Woodlands, Texas 77381, Telephone: 281-466-2305, Fax: 281-895-3060, TX Bar Number: 00793600, Signature: /s/ Teresa L. De Ford

**NOTICE TO CREDITORS**  
No. 520,506

Notice is given that original Letters Testamentary for the Estate of Phyllis H. Russo, Deceased, were issued to Louis A. Russo, Jr. on May 20, 2024, in Cause No. 520,506 pending in the Probate Court No. 4 of Harris County, Texas.

The address for filing claims against the Estate with the Independent Executor is: Louis A. Russo, Jr., Independent Executor of the Estate of Phyllis H. Russo, Deceased, c/o Bartt G. Thompson, Pagel, Davis & Hill, P.C., 1415 Louisiana, 22nd Floor, Houston, Texas 77002.

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. PAGEL, DAVIS & HILL, P.C., By: /s/ Bartt G. Thompson, State Bar No. 19899500, 1415 Louisiana, 22nd Floor, Houston, Texas 77002, Phone (713) 951-0160, Fax (713) 951-0662, E-Mail: eservice@pdhllaw.com. ATTORNEYS FOR LOUIS A. RUSSO, JR., INDEPENDENT EXECUTOR OF THE ESTATE OF PHYLLIS H.

RUSSO, DECEASED

**NOTICE TO CREDITORS****No. 524,547****Notice to All Persons Having Claims Against the Estate of Corine M. Hurst, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Corine M. Hurst were issued on May 31, 2024 in Cause 524,547 pending in Probate Court No. 4 of Harris County, Texas, to: Nancy Ellen Glenn as Independent Executor, whose mailing address is: Estate of Corine M. Hurst, c/o Erika Veal, 16225 Park Ten Place Drive, Suite 700, Houston, Texas 77084. 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 6th day of June, 2024. (s) Erika Veal, State Bar No. 24096898, 16225 Park Ten Place Drive, Suite 700, Houston, Texas 77084, Tel. 281-829-1555, Fax 281-200-0751, TBN: 24096898

**NOTICE TO CREDITORS****No. 508,531**

On the 15th day of June 2024 Letters of Administration upon the Estate of Donald Jabez Pierson Deceased, were issued to John M. Jarrett Independent Administrator by the Probate Court # 2 of Harris County, Texas, in cause number 508,531 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is c/o Ky Jurgensen whose address is 1800 Bering Dr., Suite 600, Houston, TX 77057, Telephone: 713-783-3110, Fax: 713-783-2809, Email: kjurgensen@hchlawyers.com, TX Bar Number: 24071804, Signature: /s/ Ky Jurgensen

**NOTICE TO CREDITORS****No. 510,812**

On the 4th day of June, 2024, Letters of Administration with Will Annexed upon the Estate of Lawrence Lee Duplechain, Sr., Deceased, were issued to Jared Noel Duplechain, Independent Administrator with Will Annexed by the Probate Court # 4 of Harris County, Texas, in cause number 510,812 pending upon the docket of said Court.

All persons having claims

against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is Christopher B. Heald, whose address is 950 Echo Lane, Suite 220, Houston, TX 77024, Telephone: (713) 255-4425, Fax: (713) 255-4426, TX Bar Number: 24066671, Signature: /s/ Philip Silberman

**NOTICE TO CREDITORS****No. 525,889****Notice to All Persons Having Claims Against the Estate of Luke W. Pils, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Luke W. Pils were issued on June 4, 2024 in Cause 525,889 pending in Probate Court No. One of Harris County, Texas, to: Danielle Elise Pils as Independent Executor, whose mailing address is: Estate of Luke W. Pils, c/o David (Trey) M. Stiles III, 4010 Blue Bonnet, Suite 209, Houston, TX 77025. 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 10th day of June, 2024. (s) David (Trey) M. Stiles III, State Bar No. 00788473, 4010 Blue Bonnet, Suite 209, Houston, TX 77025, Tel. (713) 987-7110, Fax (713) 513-5828, TBN: 00788473

**NOTICE TO CREDITORS****No. 522,613****In Re: Estate Of Sybil F. Roos, Deceased****In The Probate Court Number Two Of Harris County, Texas Notice To All Persons Having Claims Against The Estate Of Sybil F. Roos, Deceased**

Notice is hereby given that original Letters Testamentary for the Estate of Sybil F. Roos, Deceased, were issued on March 27, 2024, under Docket No. 522,613, pending in Probate Court Number Two of Harris County, Texas, to: Virginia Roos Bertrand Catherine Roos Cook Independent Co-Executors

The addresses of the Representatives of the Estate are: Virginia Roos Bertrand, 22828 Windward Meadow, Porter, Texas 77365, Catherine Roos Cook, 886 Rochel Drive, Shreveport, Louisiana 71115.

The address of the Attorney for the Estate: Jarrold A. Glazer, Law Office of Jarrold A. Glazer, 5005 Riverway, Suite 230, Houston, Texas 77056-2192.

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. All claims should be addressed in care of the Representative of the Estate at the address listed above.

Dated this 6th day of June, 2024. Law Office Of Jarrold A. Glazer, By: Jarrold A. Glazer, State Bar No. 08020000, 5005 Riverway Drive, Suite 230, Houston, Texas 77056-2192, Office# 713-961-7999, Fax# 713-963-9383, Email: jglazer@thejaglaw.com, Attorney For Estate

**NOTICE TO CREDITORS****No. 522,904**

On the 28th day of May, 2024, Letters Testamentary upon the Estate of Jewel Moses, Deceased, were issued to Sherri Hartley, Independent Executor by the Probate Court #1 of Harris County, Texas, in cause number 522,904 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is D. Charles Law Firm, PLLC, whose address is 808 W. Main St. Houston, TX 77006, Telephone: (713) 993-7310, Fax: (713) 533-0303, Email: dcharles@dcharleslawfirm.com, TX Bar Number: 24053502, Signature: /s/ Deshonda P. Charles

**NOTICE TO CREDITORS****No. 525,311****In The Estate Of Carol Childe Cossum Deceased****In The Probate Court Number 5 Of Harris County, Texas**

Notice is hereby given that on the day of May 29, 2024, Letters Testamentary of the Estate of Carol Childe Cossum, Deceased, were issued to John S. Cossum, as Independent Executor in the Probate Court Number 5 of Harris County, Texas, Cause No. 525,311, pending in said Court, and that he now holds such Letters.

All persons having claims against the Estate are hereby required to present the same to the said Independent Executor of said Estate, at the post office address given below and within the time prescribed by law.

The address of said Independent Executor is in the City of Houston, Harris County, Texas, and is as follows: Mr. John S. Cossum, Law Office of John S. Cossum, 440 Louisiana,

Suite 900, Houston, TX 77002.

Dated the 6th day of June, 2024. Respectfully submitted, /s/ John S. Cossum, State Bar No. 04854500, 440 Louisiana, Suite 900, Houston, Texas 77002, Phone: (713) 222-6134, Email: jcossum@cossumlaw.com Independent Executor

**NOTICE TO CREDITORS****No. 525,312****In The Estate Of Robert Wilder Cossum, Jr. Deceased In The Probate Court Number 5 Of Harris County, Texas**

Notice is hereby given that on the day of May 29, 2024, Letters Testamentary of the Estate of Robert Wilder Cossum, Jr., Deceased, were issued to John S. Cossum, as Independent Executor in the Probate Court Number 5 of Harris County, Texas, Cause No. 525,312, pending in said Court, and that he now holds such Letters.

All persons having claims against the Estate are hereby required to present the same to the said Independent Executor of said Estate, at the post office address given below and within the time prescribed by law.

The address of said Independent Executor is in the City of Houston, Harris County, Texas, and is as follows: Mr. John S. Cossum Law Office of John S. Cossum, 440 Louisiana, Suite 900, Houston, TX 77002.

Dated the 6th day of June, 2024. Respectfully submitted, /s/ John S. Cossum, State Bar No. 04854500, 440 Louisiana, Suite 900, Houston, Texas 77002, Phone: (713) 222-6134, Email: jcossum@cossumlaw.com Independent Executor

**NOTICE TO CREDITORS****No. 524,686****Notice to All Persons Having Claims Against the Estate of Ida Ann Matysiak F/K/A Ida Ann Townsend, Deceased**

Notice is hereby given that the original Letters Testamentary for the Estate of Ida Ann Matysiak F/K/A Ida Ann Townsend were issued on May 22, 2024 in Cause 524,686 pending in Probate Court No. Three (3) of Harris County, Texas, to: William Stephen Matysiak as Independent Executor, whose mailing address is: Estate of Ida Ann Matysiak F/K/A Ida Ann Townsend, c/o Monica R. Hennessey, 1400 Broadfield Blvd., Suite 200, Houston, Texas 77084. 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 6th day of June, 2024. (s) Monica R. Hennessey, State Bar No. 24091935, 1400 Broadfield Blvd., Suite 200, Houston, Texas 77084, Tel. 281-429-8102, Fax 281-656-6923, TBN: 24091935

**NOTICE TO CREDITORS****No. 521,377****Notice to All Persons Having Claims Against the Estate of James Mark Alexander, Deceased**

Notice is hereby given that the original Letters Of Administration for the Estate of James Mark Alexander were issued on April 24, 2024 in Cause 521,377 pending in Probate Court No. 2 of Harris County, Texas, to: Frederick Lanham Alexander, II as Independent Administrator, whose mailing address is: Estate of James Mark Alexander, c/o William R. Hayes, 1235 N Loop West Fwy Ste. 907 Houston, Texas 77008. 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 6th day of June, 2024. (s) William R. Hayes, State Bar No. 09280700, 1235 N Loop West Fwy, Ste. 907 Houston, Texas 77008, Tel. 713-880-3939, Fax 713-880-9990, TBN: 09280700

**NOTICE TO CREDITORS****No. 525,385**

On the 30th day of May, 2024, Letters Testamentary upon the Estate of Phyllis Elaine Leland, Deceased, were issued to Leslie Leigh Leland Warren, Independent Executor by the Probate Court # 2 of Harris County, Texas, in cause number 525,385 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is Leslie Leigh Leland warren, whose address is c/o Maureen Kuzik McCutchen, Mills Shirley L.L.P., 2200 Market Street, Suite 300, Galveston, Texas 77550, Telephone: 409.763.2341, Fax: 866.674.7808, TX Bar Number: 00784427, Signature: /s/ Maureen Kuzik McCutchen

**NOTICE TO CREDITORS****No. PR44533**

On the 23rd day of May, 2024, Letters Testamentary

upon the Estate of Nora Cecilia Davis, Deceased, were issued to Patrick Simmons, Independent Executor by the County Court at Law No. Two (2) of Brazoria County, Texas, in cause number PR44533 pending upon the docket of said Court. All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is Patrick Simmons, Independent Executor, of the Estate of Nora Cecilia Davis, Deceased c/o Andrew A. Lewis of Lewis & Lewis, Attorneys at Law, PLLC, whose address is 16055 Space Center Blvd., Suite 190, Houston, Texas 77062, Telephone: (281) 286-9898, Fax: (281) 286-9895, TX Bar Number: 24068006, Signature: /s/ Andrew A. Lewis

**NOTICE TO CREDITORS****No. 525,200****Notice to All Persons Having Claims Against the Estate of JOYCE MAGLILOLO, Deceased.**

Notice is hereby given that the original Letters Testamentary for the Estate of JOYCE MAGLILOLO were issued on May 22, 2024 in Cause 525,200 pending in Probate Court No. THREE of HARRIS COUNTY County, Texas, to: JOYCE BRENTA KATHERYN ABBEY as Independent Executor, whose mailing address is: Estate of JOYCE MAGLILOLO, c/o IAN M. FRAER, 1120 E NASA PKWY STE 108, HOUSTON, TX 77058. 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 6th day of June, 2024. (s) IAN M. FRAER, State Bar No. 24126763, 1120 E NASA PKWY STE 108, HOUSTON, TX 77058, Tel. 2813333848, Fax 2813330225, TBN: 24126763

**NOTICE TO CREDITORS****No. 525,015****Notice to All Persons Having Claims Against the Estate of Linda Lee Udelhoven, Deceased.**

Notice is hereby given that the original Letters Testamentary for the Estate of Linda Lee Udelhoven were issued on May 2, 2024 in Cause No. 525,015 pending in Probate Court No. 3 of Harris County, Texas, to: Anthony Lee Udelhoven as Independent Executor, whose mailing address is: Estate of Linda Lee Udelhoven, c/o

# DAILY COURT REVIEW

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Rudolph Culp, 1401 Truxillo St., Houston, TX 77004. 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 6th day of June, 2024. (s) Rudolph Culp, State Bar No. 24043014, 1401 Truxillo St., Houston, TX 77004, Tel. (713) 659-4200, Fax (713) 659-3804, TBN: 24043014

**NOTICE TO CREDITORS  
No. 518,210**

On the 27th day of March, 2024, Letters Testamentary upon the Estate of Charles Arthur Anderson, Sr., Deceased, were issued to Karen Ann Anderson Independent Executor by the Probate Court # 3 of Harris County, Texas, in cause number 518,210 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is Megone Trewick, whose address is 3707 Cypress Creek Parkway, Suite 400, Houston, Texas 77068, Telephone: (281) 817-1263, Fax: (832) 558-4806, Email: megone@bryanfagan.com, TX Bar Number: 24069812, Signature: /s/ Megone Trewick

**NOTICE TO CREDITORS  
No. 525,845**

**Notice to All Persons Having Claims Against the Estate of ANN S. NOEL, Deceased.**

Notice is hereby given that the original Letters Testamentary for the Estate of ANN S. NOEL were issued on June 4, 2024 in Cause 525,845 pending in Probate Court No. 2 of Harris County, Texas, to: ROBERT W. NOEL as Independent Executor, whose mailing address is: Estate of ANN S. NOEL, Deceased, c/o Arthur Lee "Lance" McLain, Jr., Farner & Perrin, 5444 Westheimer, Suite 1260, Houston, Texas 77056. 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 6th day of June, 2024. (s) Arthur Lee "Lance" McLain, Jr., State Bar No. 24028785, Farner & Perrin, 5444 Westheimer, Suite 1260, Houston, Texas 77056, Tel. (713) 622-0900, Fax (713)

622-8833, TBN: 24028785

**NOTICE TO CREDITORS  
No. 526,051**

**Notice to All Persons Having Claims Against the Estate of Danna L. Beal, Deceased.**

Notice is hereby given that the original Letters Testamentary for the Estate of Danna L. Beal were issued on June 4, 2024 in Cause 526,051 pending in Probate Court No. 2 of Harris County, Texas, to: Richard T. Beal as Independent Executor, whose mailing address is: Estate of Danna L. Beal, c/o Mark Jacob, Locke Lord LLP, 600 Travis, Suite 2800, Houston, Texas 77002. 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 6th day of June, 2024. (s) Mark Jacob, State Bar No. 00790951, 600 Travis, Suite 2800, Houston, Texas 77002, Tel. 713-226-1200, Fax 713-223-3717, TBN: 00790951

**NOTICE TO CREDITORS  
No. 523,442**

On the 17th day of April, 2024, Letters Administration upon the Estate of Jalen Ja'Von Randle, Deceased, were issued to Mia Searles, Dependant Administrator by the Probate Court # 1 of Harris (County), Texas, in cause number 523,442 pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be sent is Mia Searles, whose address is 800 Sawyer St, Houston, Texas 77007, Telephone: 281 501 0326, Fax: 281 605 1888, TX Bar Number: 24055267, Signature: Chavon Carr

**NOTICE TO CREDITORS  
No. PR44088**

**Notice to All Persons Having Claims Against the Estate of Richard James Santoro, Deceased.**

Notice is hereby given that the original Letters Of Administration for the Estate of Richard James Santoro were issued on May 30, 2024 in Cause No. PR44088 pending in the County Court at Law No. 1 and Probate Court of Brazoria County, Texas, to: Maria Teresa Hopida-Santoro as Independent Administrator, whose mailing address is: Estate of Richard James Santoro, c/o

James G. Gumbert, 5701 4TH ST # 369, Katy, Texas 77492. 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 6th day of June, 2024. (s) James G. Gumbert, State Bar No. 08618450, 5701 4TH ST # 369, Katy, Texas 77492, Tel. 281-529-5411, Fax 832-787-0321, TBN: 08618450

**NOTICE TO CREDITORS  
No. 521,741**

**Notice to All Persons Having Claims Against the Estate of Leah Melanie Johnston, Deceased.**

Notice is hereby given that the original Letters Of Administration for the Estate of Leah Melanie Johnston were issued on June 4, 2024 in Cause 521,741 pending in Probate Court No. 2 of Harris County, Texas, to: William Oliver Johnston as Independent Administrator, whose mailing address is: Estate of Leah Melanie Johnston, c/o James G. Gumbert, 5701 4TH ST # 369, Katy, Texas 77492. 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 10th day of June, 2024. (s) James G. Gumbert, State Bar No. 08618450, 5701 4TH ST # 369, Katy, Texas 77492, Tel. 2815295411, Fax 8327870321, TBN: 08618450

**■ Proof of Heirship**

**CITATION BY PUBLICATION Amended Proof Of Heirship  
No. 497,788  
Petitioner  
Emmanuel Vilela  
In the Estate of:  
Orlando Vilela aka  
Mercedes Orlando Vilela Rivas,  
Deceased**

The State of Texas  
County of Harris  
Docket No. 497,788  
Style of Docket: Estate of Orlando Vilela aka Mercedes Orlando Vilela Rivas, Deceased

Greetings:  
You are hereby commanded to summon the unknown heirs of Orlando Vilela aka Mercedes Orlando Vilela Rivas, Deceased, all of whose names and residences and whereabouts are unknown to the Plaintiff, Emmanuel Vilela, by making publication of this Citation once, at least ten days previous to the return day

hereof, in some newspaper, published in your County, to appear at the next regular term of the County Probate Court No. 2 of Harris County, Texas, after service has been perfected, to be holden in the Courthouse thereof, in Houston, Texas, the same being Monday, June 17, 2024, then and there to answer a Petition filed in said Court on May 31, 2024, in a probate action now pending in said Court in the above numbered and styled Estate on the Probate Docket of said Court, wherein Emmanuel Vilela, is Plaintiff and the Unknown Heirs of said Orlando Vilela aka Mercedes Orlando Vilela Rivas, Deceased is the Defendant; said Petition containing allegations as is shown in the attached copy of said Petition.

Herein fail not, but have you before said Court, at the time aforesaid, this Writ your return thereon, showing how you have executed the same.

Issued and Given under my hand of said Court, at Houston, Texas, this on this the 3rd day of June, 2024. (Seal) Teneshia Hudspeth, County Clerk, County Probate Court No. 2, 201 Caroline, Room 800, Harris County, Texas 77002. By: /s/ Melissa Cortez, Deputy County Clerk. Attorney: Aubrey P. Boswell, 4925 Greenville Ave., Ste. 360, Dallas, Texas 75206, 469-518-9299. Houston, Texas, 06/04/2024. I hereby order this writ published in the Daily Court Review for the time specified therein. Alan Rosen, Constable Precinct #1, Harris County, Texas By: /s/ A. Robbins, #1166, Deputy

**CITATION BY PUBLICATION  
Application For Determination And Declaration Of Heirship  
2446599-P  
Clerk Of The Court  
L. Brandon Steinmann  
PO Box 959  
Conroe TX 77305  
Attorney Of Record  
Keith A. Taylor  
1401 McKinney St.  
Suite 1700  
Houston TX 77010  
The State Of Texas**

To: The unknown heirs of the Estate Of: Samira Fathy, Deceased

**Greeting:**  
You are commanded to appear and answer to the Application for Determination and Declaration of Heirship filed by Pervez Akhtar, at or before 10 o'clock A.M. of the first Monday after the expiration of Ten (10) days from the date of Publication of this Citation, before the Honorable County Court at Law NO. 1 of Montgomery County, at the Courthouse

in Conroe, Texas. Said application was filed on May 10, 2024.

The file number of said matter being: 24-46599-P

The style being: Estate Of: Samira Fathy

The nature of said proceeding being substantially as follows, to wit:

Determine who the heirs and only heirs of the decedent are and their respective shares and interests in this estate; that no appraisers be appointed; and for all other relief to which applicant may be entitled.

Given under my hand and seal of said Court in Conroe, Texas, on this the 13th day of May, 2024. (Seal) L. Brandon Steinmann, County Clerk, Montgomery County, Texas /s/ Dena Mizell, Deputy Clerk

**CITATION BY PUBLICATION**  
Application To Determine Heirship Unsworn Declaration Tex. Civ. P. Rem 132.001 23-45784-P  
Clerk Of The Court  
L. Brandon Steinmann  
P.O. Box 959  
Conroe, TX 77305  
Attorney Of Record  
Person Filing Cause  
Dillon B. Norton  
14090 Fm 2920  
Suite G #116  
Tomball Tx 77377  
The State Of Texas

To: The unknown heirs of the Estate Of: Veralyn Montez Montgomery, Also Known As Veralyn Montez Seabourn, Deceased,  
Greeting:

You are commanded to appear and answer to the Application To Determine Heirship Unsworn Declaration Tex. Civ. P. Rem 132.001 filed by Rachel Seabourn at or before 10 O'clock A.M. of the first Monday after the expiration of Ten (10) days from the date of Publication of this Citation, before the Honorable Probate Court No. 1 of Montgomery County, at the Courthouse in Conroe, Texas. Said application was filed on the November 27, 2023.

The file number of said matter being: 23-45784-P

The style being: Estate Of: Veralyn Montez Montgomery, Also Known As Veralyn Montez Seabourn

The nature of said proceeding being substantially as follows, to wit:

Determine who the heirs and only heirs of the decedent are and their respective shares and interests in this estate; that no appraisers be appointed; and for all other relief to which applicant may be entitled.

Given under my hand and seal of said Court, in

Conroe, Texas, this the 28th day of November, 2023. (Seal) L. Brandon Steinmann, County Clerk, Montgomery County, Texas, /s/ Dena Mizell, Deputy Clerk

**CITATION BY PUBLICATION**  
Application To Determine Heirship Unsworn Declaration Tex. Civ. P. Rem 132.001 23-45366-P  
Clerk Of The Court  
L. Brandon Steinmann  
P.O. Box 959  
Conroe, TX 77305  
Attorney Of Record  
Person Filing Cause  
Dillon B. Norton  
14090 Fm 2920  
Suite G #116  
Tomball Tx 77377  
The State Of Texas

To: The unknown heirs of the Estate Of: Mildred Marie Montgomery, Deceased  
Greeting:

You are commanded to appear and answer to the Application To Determine Heirship Unsworn Declaration Tex. Civ. P. Rem 132.001 filed by Randall Fields Montgomery, II at or before 10 O'clock A.M. of the first Monday after the expiration of Ten (10) days from the date of Publication of this Citation, before the Honorable Probate Court No. 1 of Montgomery County, at the Courthouse in Conroe, Texas. Said application was filed on the August 23, 2023.

The file number of said matter being: 23-45366-P

The style being: Estate Of: Mildred Marie Montgomery  
The nature of said proceeding being substantially as follows, to wit:

Determine who the heirs and only heirs of the decedent are and their respective shares and interests in this estate; that no appraisers be appointed; and for all other relief to which applicant may be entitled.

Given under my hand and seal of said Court, in Conroe, Texas, this the 24th day of August, 2023. (Seal) L. Brandon Steinmann, County Clerk, Montgomery County, Texas, /s/ Dena Mizell, Deputy Clerk

### ■ Miscellaneous Notices

**NOTICE OF DEFAULT AND FORECLOSURE SALE**  
WHEREAS, on September 25, 2009, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by JACK DEAN GANNON AND BILLI-MARIE GANNON, as

mortgagor in favor of ONE REVERSE MORTGAGE, LLC, as mortgagee and G. TOMMY BASTIAN, as trustee, and was recorded on October 5, 2009 under Clerk's Instrument Number 20090452008 in the real property records of Harris County, Texas.

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated November 12, 2015, and recorded on November 20, 2015, under Clerk's Instrument Number 20150527751 in the real property records of Harris County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors are now deceased; and

WHEREAS, the entire amount delinquent as of July 2, 2024 is \$320,171.03; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on July 2, 2024, at 12:00 PM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

**LOT FOUR (4), IN BLOCK SIXTY-TWO (62), OF GLENBROOK VALLEY, SECTION ELEVEN(11), ASUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

Commonly known as: 8110 COLGATE STREET, HOUSTON, TX 77061.

The sale will be held in Harris County, Texas at the following location: AT THE MAGNOLIA SOU-

TH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. or as designated by the County Commissioners Court.

The Secretary of Housing and Urban Development will bid \$320,171.03.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorated share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$32,017.10 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$32,017.10 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extension of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the

foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$320,171.03, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

**Date: May 23, 2024**  
**L. Keller Mackie**  
**Foreclosure Commissioner**

**Mackie Wolf Zientz & Mann, P.C.**  
Parkway Office Center,  
Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254  
(214) 635-2650  
(214) 635-2686 Fax

### ■ TABC Notices

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that IK Creek Inc dba Mercado Estrella has filed application for BG Wine and Malt Beverage Retail Dealer's On-Premises Permit.

Said business to be conducted at 7211 Harrisburg Blvd, Houston, Harris County, Texas 77011.

IK Creek Inc dba Mercado Estrella  
Inayat Maredia, President/Secretary/Director

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that SF Saigon, LLC dba Saigon Hustle has filed application for Wine & Malt Beverage Retail Dealer's On Premise permit.

Said business to be conducted at 1223 Witte Road, Houston (Harris County), Texas 77055

SF Saigon, LLC dba Saigon Hustle  
Shauna Smith - Manager.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that PAYLESS FOOD MART INC. DBA: PAYLESS FOOD MART has filed application for WINE ONLY PACKAGE STORE.

Said business to be conducted at 3400 LIBERTY RD., HOUSTON (Harris County), TX 77026

PAYLESS FOOD MART INC. DBA: PAYLESS FOOD MART

Joseph Kaithamattathil - Pres/Dir; JR RETAIL INVESTMENTS INC - DIRECTOR; REEJU JOSE - VICE PRES/Secy/Dir.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that NCV24K LLC, DBA: NCV Cafe has filed application for Wine and Malt Beverage Retail Dealer's On-Premise Permit.



## Notices

Continued from page 9

Said business to be conducted at 14626 Highway 105 W, Suite A, Conroe (Montgomery County), TX 77356  
**NCV24K LLC, DBA: NCV Cafe**  
 Nelva Corona Vargas - MANAGING MEMBER.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that 72 Links Enterprises Inc d/b/a 1488 Stop & Go has filed application for Wine Only Package Store.

Said business to be conducted at 10940 Farm to Market Rd 1488 Ste A, Magnolia (Montgomery County), Texas 77354  
**72 Links Enterprises Inc d/b/a 1488 Stop & Go**  
 Hussnain Naqvi - President/Secretary.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that COVINA ENTERPRISES L.L.C. DBA: BROOKLYN PIZZERIA has filed application for WINE AND MALT BEVERAGE RETAIL DEALER'S ON-PREMISE PERMIT; FOOD AND BEVERAGE CERTIFICATE.

Said business to be conducted at 8910 FM 1960 BYPASS RD.W., SUITE 100, HOUSTON (Harris County), TX 77338  
**COVINA ENTERPRISES L.L.C. DBA: BROOKLYN PIZZERIA**  
 ILIR SHAHINI - MANAGER.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that JJT SPIRITS INC DBA: HIGH WAY LIQUOR & SMOKE has filed application for PACKAGE STORE

PERMIT.

Said business to be conducted at 10701 NORTH FREEWAY, SUITE C, HOUSTON (Harris County), TX 77037

**JJT SPIRITS INC DBA: HIGH WAY LIQUOR & SMOKE**

THOMAS MATHEW - DIR/PRESIDENT;  
 ANISH MANUEL - DIR/V. PRESIDENT;  
 PAUL PUTHUVA - DIR/SECRETARY.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that SHAMOLE ENTERPRISE INC DBA: PAPA KEITH'S #15 has filed application for WINE ONLY PACKAGE STORE.

Said business to be conducted at 15929 OLD CONROE RD, CONROE (Montgomery County), TX 77384

**SHAMOLE ENTERPRISE INC DBA: PAPA KEITH'S #15**

MOHAMMED KARIM - DIR/PRESIDENT;  
 MOHAMMAD ALAM - DIR/VICE PRESIDENT;  
 DILIP DAS - DIR/SECRETARY.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that VELOCITY RACING CENTER LLC, DBA: VELOCITY, SIM RACING LOUNGE has filed application for MIXED BEVERAGE.

Said business to be conducted at 2110 EDWARDS ST, HOUSTON (Harris County), TX 77007

**VELOCITY RACING CENTER LLC, DBA: VELOCITY, SIM RACING LOUNGE**  
 ANHVIET TRAN - MANAGING MEMBER.

Notice is hereby given in accordance with the terms

and provisions of the Texas Alcoholic Beverage Code that Dazs Ventures OST LLC D/B/A Roadstar #26 has filed application for BG: Wine and Malt Beverage Retail Dealer's On-Premise Permit.

Said business to be conducted at 3354 Old Spanish Trail, Houston (Harris County), TX 77021

**Dazs Ventures OST LLC D/B/A Roadstar #26**  
 Danish Manasiya - Manager.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that Fairmont HTX Liquor LLC D/B/A HTX Liquor has filed application for P: Package Store Permit.

Said business to be conducted at 5960 Fairmont Parkway Suite B, Pasadena (Harris County), TX 77505

**Fairmont HTX Liquor LLC D/B/A HTX Liquor**  
 Nasir Ali - Manager.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that Sananu LLC d/b/a Country Food #3 has filed application for Wine Only Package Store.

Said business to be conducted at 2851 N Downing Rd, Angleton (Brazoria County), Texas 77515

**Sananu LLC d/b/a Country Food #3**  
 Subash Kumarasinghe - Manager; Denuka Weerakoon Pathirana - Manager.

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that Parker Stores Inc dba Parker Food Mart has filed application for Wine-Only Package Store Permit.

Said business to be conducted at 470 W

Parker Rd, Houston, Harris County, Texas 77091.

**Parker Stores Inc dba Parker Food Mart**  
 Parveen Talpur, Pres,Sec,Dir

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that THN Entertainment LLC dba MTV Karaoke has filed application for Mixed Beverage Permit, Food and Beverage Certificate, Late Hours Certificate.

Said business to be conducted at 12148 Bellaire Blvd Ste 120, Houston, Harris County, Texas 77072.

**THN Entertainment LLC dba MTV Karaoke**  
 Huong Ngo, Manager

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that San Vuon 2024 Corporation dba San Vuon Cafe has filed application for Mixed Beverage Permit, Late Hours Certificate, Food and Beverage Certificate.

Said business to be conducted at 8103 Gulf Freeway, Houston, Harris County, Texas 77017.

**San Vuon 2024 Corporation dba San Vuon Cafe**  
 Andy D. Nguyen, Pres/Secy/Dir/Stockholder

Notice is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that Social Girl Liquor LLC dba El Calentano Bar has filed application for Mixed Beverage Permit, Late Hours Certificate.

Said business to be conducted at 7710 Bellaire Boulevard Suite A, Houston, Harris County, Texas 77036.

**Social Girl Liquor LLC dba El Calentano Bar**  
 Janeth E Espinal, Manager

## Winners & losers

Continued from front page

Conversely, they comprised only 3% to 15% of sales in other markets.

In a market where commission is no longer unnaturally inflated, dual agents have less incentive to unethically play buyers and sellers off each other.

Winner: Lenders

Beneficiaries of post-settlement rules could also include lenders. Presently, strict rules forbid buyers from rolling real estate commissions into most mortgages, but industry experts expect that will soon change. Buyers' newfound ability to finance real estate commissions may lead to higher mortgages and increased lender profits.

Winner: Real Estate Attorneys

Real estate attorneys could see an uptick in business from buyers who don't want to pay for a full-service agent but still need professional guidance. Buyers who skip the agent may hire an attorney to review their purchase agreement and guide them through closing. Some states already require buyers to consult with a real estate attorney.

Loser: Part-Time Agents

The post-settlement commission landscape will likely negatively influence novice and part-time agents. Industry analysts report existing real estate agent oversaturation, as prospective agents need only a few classes and a passed exam to enter the field.

A small portion of agents are responsible for selling many of the 5 million homes sold yearly in the U.S.; many part-time agents sell only one or two properties yearly. The number of agents, compounded by the industry's competitive nature, drives additional pressure to maintain high commission rates.

Brobeck suggests that lower commission rates wouldn't be worth the effort the career requires and may convince many existing agents to flee the field. Industry experts agree. They expect hundreds of thousands to leave the profession once commission rates come down. The winnowing of agents will leave mostly full-time, experienced agents, the best of whom may be able to negotiate higher commissions for themselves.

Loser: Homebuyers

With buyers already struggling to juggle exorbitant interest rates and expensive home prices, a 1% to 3% commission fee on top of their other expenses might push a home purchase out of reach.

Buyers might be able to negotiate for the seller to pay their agent's commission, but most sellers will likely decline. Until regulators change the rules to allow buyers to roll commission costs into their mortgage, most buyers will have to save extra cash to pay their buyer's agent or delay their home purchase.

## Antitrust

Continued from front page

have invested billions of dollars into them.

Microsoft's relationship with OpenAI has been particularly close, supplying the smaller San Francisco company with the vast computing resources needed to train generative AI systems like ChatGPT.

The entire AI industry has also relied heavily on Nvidia's specialized semiconductors to power AI applications. Demand for its AI chips has led Nvidia's stock to soar, surpassing \$3 trillion in market value Wednesday and making it one of the most valuable companies in the S&P 500.

## Looking Back

Continued from front page

and continue to do so. Another notable milestone is that the state's largest racial/ethnic group is now Hispanics, followed by non-Hispanic whites.

Texas also won Site Selection magazine's "Governor's Cup" for an impressive eleventh consecutive year; the Cup is awarded to the state with the most major corporate locations and expansion projects. Several moves by the state legislature (such as maintaining key economic incentives) helped ensure ongoing competitiveness, although other actions were more problematic. Voters approved measures to fund expansion of broadband, water supplies, state parks, and higher education.

Looking back on 2023, the biggest story for the economy was continued growth despite some major challenges and increasing global tensions. Consumers led the way, and the job market was robust. Let's hope 2024 is a little calmer. Stay safe!

**D**

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