



THE POSTSCRIPT

BY
CARRIE CLASSON

Wearing Capris

I was weeding through my closet, as I need to do much more often than I do. I bring my used clothing to my parent's house, up north, because they have a very nice thrift store that employs the developmentally disabled people. It appears my old clothes find new owners quickly, so I don't feel as bad about dumping my ill-considered clothing choices.

I brought the latest batch up north right before leaving for Mexico when I realized I owned about six more pairs of capris than I would ever wear. I had them in sizes that didn't fit and colors that didn't match, so I piled them all into a duffel, along with a blue sweater that I thought my sister might like. I thought I'd wear the sweater while writing, but it has big, bell-shaped sleeves, and I discovered trying to type with giant sleeves was not practical.

So my mother kept the duffel until the next time my sister and my niece, Isabelle, came up to visit. This was Isabelle's last visit before she went to Argentina for the year. My mother dutifully had my sister try on the blue sweater with the large sleeves, and my sister said that, while it was a nice sweater, it made her look exactly like Paddington Bear, so she passed on the sweater. My mother kept one pair of capris.

"Don't you want to try on some of these capris?" my sister asked Isabelle.

Isabelle just graduated from college. She is, and has always been, a very fashionable person, and I could have told you that she was not going to be excited about her aunt's hand-me-down capris, but I was still surprised when my sister reported to me what she said.

"I have never worn capris," Isabelle announced, "and I'm not about to start now!"

I had absolutely no idea that capris were old women's clothes until this was pointed out to me.

I went to New York just a week or so later, and I scanned the crowds. Coming from the Midwest, I am at a disadvantage when it comes to knowing what is or is not in fashion, but I knew New Yorkers

See
CAPRIS
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THE GREAT TIMING DEBATE:

Should I Claim Social Security Early or Late?

(StatePoint) Retirees become eligible to claim Social Security benefits at age 62, but the timing of when you claim can drastically impact your benefit amount. Still, when to claim will be entirely dependent on your unique situation. As you approach retirement, it's important to understand the impact that timing has on your benefits.

"The timing of when you elect to receive your Social Security benefits warrants thoughtful consideration," said Rich Guerrini, head of PNC Wealth Management. "This decision can significantly influence not only the total benefits you receive, but also the trajectory of your investment income, your tax obligations, and even your health-care premiums."

How Your Benefit is Calculated

Your benefits are based on your top 35 years of earnings, adjusted

to account for changes in wages from the year they were earned. The Social Security Administration then applies a formula to those figures to arrive at your specific benefit amount at full retirement age (FRA), also referred to as your primary insurance amount (PIA).

There are three options for when to claim your benefits: claim early, claim at your FRA, or claim at age 70. Each comes with its own benefits and risks.

Claim at age 62

You can begin claiming your benefits as early as age 62, but your benefits will be permanently reduced. Still, there are instances when claiming early makes sense:

- You're in poor health – The benefit of receiving Social Security early may be worth it, particularly if you're unsure if you'll live beyond your break-even point;
- You're maximizing benefits

with a spouse – Timing your claim to Social Security with your spouse can help you maximize a long-term benefit, while fulfilling cash flow needs in the present;

• You no longer want to work – The lifestyle benefits of not working may outweigh a larger future financial benefit from Social Security; or

• You want to preserve assets with growth potential – Claiming Social Security early may preserve investment or savings accounts.

Claim at your full retirement age

The primary benefit of waiting until your FRA is that you are then entitled to 100% of your benefits, without possibility of reductions over time. Your FRA for purposes of Social Security is based on the year you were born. For those born between 1943-1954, their FRA is

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would be a reliable source of information. I was there for three days, and I walked from Midtown to Soho, surveying the legwear of the women I saw, and I am here to report that Isabelle was right. No capris!

This is the thing about getting old. You don't realize you are doing it until it's too late.

I am now in San Miguel de Allende. No one comes to SMA, as folks call it, for spring break. It takes too long to get to, and it is too far from an ocean. This means that the people who are here have plenty of time to come and go and are not particularly interested in beaches. In other words, they are old.

One of the nicest things about SMA for me is that here, I am pretty young for an old person. Most of the old people are older than I am, which makes me feel youngish. Yesterday I was walking around town a little earlier than usual, and there were lots of women on the streets. It was a beautiful sunny day, and I noticed—I could not help but notice—that every single woman in my line of sight was wearing capris. Every single one.

Of course, Isabelle is right. Capris are totally out of date. The good thing is, here in San Miguel, so are we.

*Till next time,
Carrie*

THECB Awards More Than \$9 million in Grants for High-Demand Job Training

Austin, Texas – The Texas Higher Education Coordinating Board (THECB) has awarded \$9.9 million in grants to Texas higher education institutions across the state through the Texas Reskilling and Upskilling through Education (TRUE) Grant Program.

The grants help public higher education institutions create, redesign, and expand short-term workforce education and training programs in high-demand occupations.

"These career and technical education programs are aligned to jobs available today in Texas's robust and diverse

economy," said Commissioner of Higher Education Wynn Rosser. "Institutions are partnering with employers, workforce boards, economic development corporations, and trade associations to develop the programs, making it a collaborative effort with the state to support our mission of building a talent-strong Texas."

TRUE Grant Program funding is awarded competitively through a request-for-applications process. The projects are required to be for education and training programs shorter than six months in duration, industry-aligned, and in high-demand fields.

pulling from sources such as retirement accounts or savings;

- You're still working – Working beyond your FRA may allow you to meet lifestyle expenses while increasing your future benefit; or

- You're concerned about spousal or survivor benefits – When you delay claiming your Social Security, your spouse may be entitled to a larger spousal benefit and/or survivor's benefit as well.

Further, cost-of-living-adjustments (COLA) begin giving your potential benefit a boost at age 62 – and that boost will continue to compound every year you delay making your claim.

Tax and Other Impacts

Generally, your Social Security income will be tax dependent on your "combined income," which factors in gross income, nontaxable interest earned, and half of your Social Security income. Potential effects on health-care premiums should also be factored in.

Additional insights can be found by visiting www.pnc.com.

While the question of when to claim Social Security benefits will be unique to your individual financial situation, it's a decision that warrants careful consideration – and potentially even a professional opinion.

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Legal Notices

NOTICES TO CREDITORS

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF PAUL ABNEY as Independent Executor of the Estate of Guy C. Miller, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-01815.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 19th day of November, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Guy C. Miller, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

PAUL ABNEY
Independent Executor of the Estate of Guy C. Miller, Deceased.

Address: c/o Langley & Banack, Attorneys, Attn: Cameron Crivellari, 745 East Mulberry Avenue, Suite 700, San Antonio, Texas 78212.

Dated at San Antonio, Texas, December 11, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF MICHAEL VAN SLYKE, AKA MICHAEL VANSLYKE, MICHAEL VERNON VANSLYKE as Independent Executor of the Estate of Vernita C. Van Slyke, aka Vernita C. Vanslyke, Vernita Hill Van Slyke, Vernita Hill Vanslyke, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03080.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 24th day of November, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Vernita C. Van Slyke, aka Vernita C. Vanslyke, Vernita Hill Van Slyke, Vernita Hill Vanslyke, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

MICHAEL VAN SLYKE,
AKA MICHAEL VANSLYKE,
MICHAEL VERNON
VANSLYKE

Independent Executor of the Estate of Vernita C. Van Slyke, aka Vernita C. Vanslyke, Vernita Hill Van Slyke, Vernita Hill Vanslyke, Deceased.

Address: 1535 Hillcrest Drive, San Antonio, Texas 78228.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF LYNDA B. CHAVEZ, FKA

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LYNDA BETANCOURT as Independent Executor of the Estate of Tony R. Ramirez, aka Tony Regalado Ramirez, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-02946.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 31st day of October, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Tony R. Ramirez, aka Tony Regalado Ramirez, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

LYNDA B. CHAVEZ,
FKA LYNDA BETANCOURT
Independent Executor of the Estate of Tony R. Ramirez, aka Tony Regalado Ramirez, Deceased.

Address: c/o Hank L. Dietert, Attorney and Counselor at Law, Attorneys, Attn: Hank L. Dietert, 1939 NE Loop 410 Suite 330, San Antonio, Texas 78217.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF ROSALIE CAVAZOS, FKA ROSALIE NINO as Independent Executor of the Estate of Carlos Nino, aka Carlos J. Nino, Carlos Nino, Sr., Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03698.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 10th day of December, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Carlos Nino, aka Carlos J. Nino, Carlos Nino, Sr., Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

ROSLIE CAVAZOS,
FKA ROSALIE NINO
Independent Executor of the Estate of Carlos Nino, aka Carlos J. Nino, Carlos Nino, Sr., Deceased.

Address: c/o Group Legal Services, Attorneys, Attn: Hank L. Dietert, 1939 NE Loop 410, Ste. 330, San Antonio, Texas 78217.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF LESLIE JEAN KENNEDY, AKA JEAN KENNEDY as Independent Executor of the Estate of James Ray Matthews, aka Jimmy R. Matthews, James R. Matthews, Jim Matthews, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-03558.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 8th day of December, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of Jutta E. Forsyth, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

MONICA MARIE
ALLISON-CERUTI
Independent Executor of the Estate of Franklin Delano Ceruti, Deceased.

Address: c/o Law Offices of John B. Low, PC, Attorneys, Attn: John B. Low, 4040 Broadway,

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-03912.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 10th day of December, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of James Ray Matthews, aka Jimmy R. Matthews, James R. Matthews, Jim Matthews, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

ROBERT C. FORSYTH
Independent Administrator of the Estate of Jutta E. Forsyth, Deceased.

Address: c/o Burt A. Holland, PC, Attorneys, Attn: Burt Holland, 10003 NW Military Hwy, Suite 2213, San Antonio, Texas 78231.

Dated at San Antonio, Texas, December 10, 2025.

12/15

Notice is hereby given that Letters of Administration on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

ROBERT C. FORSYTH
Independent Administrator of the Estate of Jutta E. Forsyth, Deceased.

Address: c/o Burt A. Holland, PC, Attorneys, Attn: Burt Holland, 10003 NW Military Hwy, Suite 2213, San Antonio, Texas 78231.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF NICOLE WALCHEK as Independent Administratrix of the Estate of Lois Jean Aguirre, aka Lois J. Aguirre, Deceased.

Address: c/o Glavy Law PLLC, Attorneys, Attn: Bernard (Bud) Glavy, 11122 Wurzbach Road, Suite 100, San Antonio, Texas 78230.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DEBORA ANN SCOTT, AKA DEBORA SOCHA SCOTT as Independent Administrator of the Estate of Kenneth Don Scott, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-01605.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 5th day of November, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Administratrix of the Estate of Lois Jean Aguirre, aka Lois J. Aguirre, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

NICOLE WALCHEK
Independent Administratrix of the Estate of Lois Jean Aguirre, aka Lois J. Aguirre, Deceased.

Address: c/o Pamela Ann Jagge-Foley, Attorneys, Pamela Ann Jagge-Foley, 14350 Northbrook Dr. Ste 245, San Antonio, Texas 78232.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF JOHN J. RICHARDSON as Independent Executor of the Estate of Virgie M. Richardson, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2023-PC-02967.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 21st day of November, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Virgie M. Richardson, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

JOHN J. RICHARDSON

Independent Executor of the Estate of Virgie M. Richardson, Deceased.

Address: c/o Caritas Legal Services, Catholic Charities, Attorneys, Attn: Robert W Negley, 110 Banderia Rd, San Antonio, Texas 78228.

Dated at San Antonio, Texas, December 11, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF SUSAN LOCKE as Independent Administrator of the Estate of Marie Luise Kaiser, aka Marlies Kaiser, Deceased.

Address: c/o Law Offices of John B. Low, PC, Attorneys, Attn: John B. Low, 4040 Broadway,

Pending in the Probate Court No. 2 of Bexar County,

Texas, in Matters of Probate No. 2024-PC2-04706.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 3rd day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of Marie Luise Kaiser, aka Marlies Kaiser, Deceased.

Notice is hereby given that Letters of Administration on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

SUSAN LOCKE

Independent Administrator of the Estate of Marie Luise Kaiser, aka Marlies Kaiser, Deceased.

Address: c/o Packard Law Firm, Attorneys, Attn: Alison Packard, 1100 NW Loop 410 Ste. 100, San Antonio, Texas 78213.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF JENNIFER DECHANT as Independent Administrator of the Estate of Carol Speigl DeChant, aka Carol L. Speigl, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-02163.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 9th day of December, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of Carol Speigl DeChant, aka Carol L. Speigl, Deceased.

Notice is hereby given that Letters of Administration on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

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Continued from page 3

the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

JENNIFER DECHANT
Independent Administrator of the Estate of Carol Speig DeChant, aka Carol L. Speig, Deceased.

Address: c/o Law Offices of Ryan Reiffert, PLLC, Attorneys, Attn: Ryan G. Reiffert, 8118 Datapoint Dr, San Antonio, Texas 78254.

Dated at San Antonio, Texas, December 10, 2025.

12/15

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF ROGER DAVID WALLER, AKA ROGER WALLER as Independent Executor of the Estate of Mary Guajardo Flores, aka Mary Flores, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03078.
TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 9th day of December, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Mary Guajardo Flores, aka Mary Flores, Deceased.

Notice is hereby given that original Letters Testamentary on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

ROGER DAVID WALLER,
AKA ROGER WALLER
Independent Executor of the Estate of Mary Guajardo Flores, aka Mary Flores, Deceased.

Address: c/o Melina Rodriguez Law, PLLC, Attorneys, Attn: Melina A. Rodriguez, 4415 Piedras Drive West Suite 240, San Antonio, Texas 78228.

Dated at San Antonio, Texas, December 10, 2025.

12/15

CITATIONS BY PUBLICATION

PUBLIC NOTICE

CASE NO.: 2018-CI-15678

JOEL GATICA

vs.

BLANCA E OVALLE

(Note: Attached Documents may contain additional litigants)

CITATION BY PUBLICATION

IN THE DISTRICT COURT
285TH DISTRICT COURT
BEXAR COUNTY, TEXAS

"THE STATE OF TEXAS"
TO: **BLANCA E OVALLE** AND
TO ALL WHOM IT MAY CONCERN, RESPONDENT(S),

"You have been sued. You

may employ an attorney. If you

or your attorney do (does) 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 twenty days after you were

served this citation and petition,

a default judgment may be tak-

en 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 Tex-

asLawHelp.org." The petition

of JOEL GATICA petitioner,

ISSUED AND GIVEN UN-

DER MY HAND AND SEAL OF

was filed in the Court of Bexar County, Texas, on the 9th day of October, 2025 against BLANCA E OVALLE Respondent(s) numbered 2018-CI-15678 and entitled In the Matter of the Marriage of JOEL GATICA and BLANCA E OVALLE the nature of the suit is a request for Divorce without Children.

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

ISSUED AND GIVEN UN-
DER MY HAND AND SEAL OF

SAID COURT AT SAN ANTO-
NIO, BEXAR COUNTY, TEXAS
THIS THE 10TH DAY OF DE-
CEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

Bexar County District Clerk
101 W. Nueva, Suite 217
San Antonio, Texas 78205
By: /s/ PATRICK GORDON
Deputy

Came to hand 10th day of December, A.D. 2025, at 8:43 o'clock A.M. and publication of the above citation ordered made in THE HART BEAT one time. The said return date of said being the 5th day of January A.D. 2026 at 10 A.M.

BEXAR COUNTY, TEXAS
By: JAVIER SALAZAR,
Sheriff

Jon R. Disrud
Attorney for Petitioner
13750 San Pedro #410
San Antonio Tx 78232
12/15

PUBLIC NOTICE

CASE NO. 2015-CI-02243

INTEREST OF

HAILEY B BANIS

(Note: Attached Documents may contain additional litigants)

Robert R Puente
Attorney for Petitioner
1511 Fredericksburg Rd
San Antonio TX 78201-5030
12/15

PUBLIC NOTICE

CASE NO. 2015-CI-02243

INTEREST OF

HAILEY B BANIS

(Note: Attached Documents may contain additional litigants)

CITATION BY PUBLICATION

IN THE DISTRICT COURT
37TH DISTRICT COURT
BEXAR COUNTY, TEXAS

"THE STATE OF TEXAS"
TO: **CHRISTOPHER BRANDON BANIS** AND TO ALL WHOM IT MAY CONCERN, RESPONDENT(S),

"You have been sued. You

may employ an attorney. If you or your attorney do (does) 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 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. The petition of DOROTHY MARIE BANIS;

ASHLEY BROOKE BANIS petitioner, was filed in the Court of Bexar County, Texas, on the on this the 12th day of November, 2025 against CHRISTOPHER BRANDON BANIS Respondent(s) numbered 2015-CI-02243 and entitled "INT OF HAILEY B BANIS child(or chil-

den)." The suit requests: **CUSTODY OR VISITATION.**

The date and place of birth of the child (children) who is (are) the subject of the suit: FEMALE, 03/09/2023, UNKNOWN.

"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 the paternity and the appointment of a conservator with authority to consent to the child's (children's) adoption."

ISSUED AND GIVEN UN-
DER MY HAND AND SEAL OF

SAID COURT AT SAN ANTO-
NIO, BEXAR COUNTY, TEXAS
THIS THE 8TH DAY OF DE-
CEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

Bexar County District Clerk
101 W. Nueva, Suite 217
San Antonio, Texas 78205

By: /s/ PATRICK GORDON

Deputy

Came to hand 8th day of December, A.D. 2025, at 4:18 o'clock P.M. and publication of the above citation ordered made in THE HART BEAT one time. The said return date of said being the 5th day of January A.D. 2026 at 10 a.m.

BEXAR COUNTY, TEXAS

By: JAVIER SALAZAR,

Sheriff

Andrew G Ramon
Attorney for Petitioner
3131 NW Loop 410

Suite 100

San Antonio TX 78230-5147

12/15

PUBLIC NOTICE

CASE NO. 2025-CI-17489

NATIONSTAR

MORTGAGE LLC

vs.
VELIA ALVARADO ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 438TH
DISTRICT COURT
BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **THE UN-
KNOWN HEIRS OF DOLORES
E JAIME** WHOSE RESIDEN-
CES ARE UNKNOWN.

YOU ARE COMMANDED

TO FILE A WRITTEN ANSWER
TO **ORIGINAL PETITION**

**SEEKING A JUDICIAL JUDG-
MENT FOR FORECLOSURE**

on or before 10:00 o'clock a.

m. on Monday next after the

expiration of 42 days from the

date of issuance, the same

being Monday the on this the

19th day of January, 2026, at

or before 10:00 a.m. before the

Honorable District Court of Bexar County for the **438th District Court** of Texas filed on the on

this the **31st day of July, 2025**.

NOTICE: "You have been

sued. You may employ an attor-

ney. 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 from the date of issuance,

the same being Monday the on this the

26th day of January, 2026,

at or before 10:00 a.m. before the

Honorable District Court of Bexar County for the **224th District Court** of Texas filed on the on

this the **16th day of Octo-
ber, 2025**.

NOTICE: "You have been

sued. You may employ an attor-

ney. 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 from the date of issuance,

the same being Monday the on this the

26th day of January, 2026,

at or before 10:00 a.m. before the

Honorable District Court of Bexar County for the **224th District Court** of Texas filed on the on

this the **16th day of Octo-
ber, 2025**.

NOTICE: "You have been

sued. You may employ an attor-

ney. 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 from the date of issuance,

the same being Monday the on this the

26th day of January, 2026,

at or before 10:00 a.m. before the

Continued from page 4

Bradley Conway
Attorney for Plaintiff
16415 Addison Road
Suite 725
Addison, TX 75001
12/15, 22, 29, 1/5

PUBLIC NOTICE

CASE NO. 2025-CI-09876

LAKEVIEW LOAN SERVICING, LLC
vs.

DONALD J. SIMPSON SR. ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 45TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **THE UNKNOWN HEIRS AT LAW OF DONALD J SIMPSON; DONALD J. SIMPSON SR.** WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **ORIGINAL PETITION** on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the **26th day of January, 2026**, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the **45th District Court** of Texas filed on the on this the **1st day of May, 2025**.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **OTHER CIVIL CASES**.

TO WIT: Plaintiff Lakeview Loan Servicing, LLC, by and through its attorney of record, Danya F. Gladney of Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, Texas 77070, brought suit under Cause No. 2025C109876 in the 45th Judicial District Court of Bexar County, Texas, for enforcement and foreclosure of Deed of Trust Lien on the following described real property of which Defendant, DONALD J. SIMPSON SR. and THE UNKNOWN HEIRS ATLAW OF DONALD J SIMPSON, is a potential party in interest:

LOT 18, BLOCK 31, NEW CITY BLOCK 10527, DELL VIEW ADDITION, UNIT 6, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3025, PAGE(S) 209, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Commonly known as 102 Sullivan Drive, San Antonio, TX 78213.

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 10TH DAY OF DECEMBER, 2025.

AS, THIS THE 8TH DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ
District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: PATRICK GORDON
Deputy

Danya F. Gladney
Attorney for Plaintiff
20405 State Highway 249
Suite 170
Houston, TX 77070
12/15, 22, 29, 1/5

PUBLIC NOTICE

San Antonio, Texas 78205
/s/ By: PATRICK GORDON
Deputy

Hollis Rose Hamilton
Attorney for Plaintiff
3333 Camino del Rio S
Suite 225
San Diego CA 92108-3808
12/15, 22, 29, 1/5

PUBLIC NOTICE

CASE NO. 2025-CI-25654

JONATHAN THEODORE RUNNELS
vs.

UNKNOWN HEIRS OF CORINE ELIZABETH RUNNELS

(Note: Attached Documents may contain additional litigants)

IN THE 45TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **UNKNOWN HEIRS OF CORINE ELIZABETH RUNNELS** WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **VERIFIED PETITION FOR PARTITION BY SALE OF REAL PROPERTY & APPOINTMENT OF A RECEIVER** on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the **26th day of January, 2026**, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the **225th District Court** of Texas filed on the on this the **9th day of September, 2025**.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **PARTITION**.

We filed a Petition for Partition by Sale of Real Property & Appointment of a Receiver on October 30, 2025. We need to serve the Unknown Heirs of Corine Elizabeth Runnels through publication on our said application that was filed. We request citation by publication of the Petition for Partition by Sale of Real Property & Appointment of a Receiver upon the Unknown heir of Corine Elizabeth Runnels through the Hart Beat.

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: PATRICK GORDON
Deputy

Burke C. Marold
Attorney for Plaintiff
2135 E Hildebrand Ave
San Antonio TX 78209
12/15, 22, 29, 1/5

PUBLIC NOTICE

CASE NO. 2025-CI-21283

CHRISTINA MILLER

vs.

ASHLEY GUILD

(Note: Attached Documents may contain additional litigants)

IN THE 225TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **CHRISTINA MILLER** WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **PLAINTIFF'S ORIGINAL PETITION** on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the **26th day of January, 2026**, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the **225th District Court** of Texas filed on the on this the **9th day of September, 2025**.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **MOTOR VEHICLE ACCIDENT**.

"Plaintiff Christina Miller was stopped in her vehicle at a stop sign on Country Ln. at the intersection of Country Ln. and FM 78 E. Defendant Ashley Guild attempted to turn right from FM 78 onto Country Ln. when, suddenly and without warning, she collided her vehicle into Plaintiff's motionless vehicle, causing Plaintiff to suffer personal injuries. Plaintiff has made multiple attempts to serve Defendant Ashley Guild however, has been unsuccessful. Plaintiffs seek recovery of personal injury damages of \$1,000,000 or less, excluding interest, statutory or punitive damages and penalties, and attorney's fees and costs."

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 8TH DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: VERONICA AMESQUIZA
Deputy

Eric Ramos Law, PLLC
District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: PATRICK GORDON
Deputy

salegalnews.com

PUBLIC NOTICE

CASE NO. 2025-CI-14122

LAKEVIEW LOAN SERVICING, LLC

vs.

ROXANN RENA BATES ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 224TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **ROXANN RENA BATES** WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **ORIGINAL PETITION** on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the **26th day of January, 2026**, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the **224th District Court** of Texas filed on the on this the **24th day of June, 2025**.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **OTHER REAL PROPERTY**.

Plaintiff Lakeview Loan Servicing, LLC, its successors in interest or assigns, by and through its attorney of record Joseph M. Vacek of Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 5601 Executive Dr., Suite 400, Irving, Texas 75038, brought suit against Roxann Rena Bates and United States of America (in rem only) and any other person claiming any subordinate right, title and/or interest in 8014 Dovers Den, San Antonio, Texas 78253 ("Property"), and legally described as:

LOT 3, BLOCK 4, WATERFORD PARK, UNIT 6, A SUBDIVISION LOCATED IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDERVOLUME 20001, PAGE 2049, PLAT RECORDS OF BEXAR COUNTY, TEXAS. APN: 04451-000-0068

Plaintiff's Petition is styled Lakeview Loan Servicing, LLC v. Roxann Rena Bates and The United States of America (In Rem Only). The Plaintiff seeks judicial foreclosure of its lien and assert superior title to the above-described property.

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 9TH DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ
District Clerk of Bexar County, Texas
Bexar County Courthouse

San Antonio, Texas 78205
/s/ By: PATRICK GORDON
Deputy

Joseph M Vacek

Attorney for Plaintiff
5601 Executive Drive
Suite 400
Irving TX 75038-2806
12/15, 22, 29, 1/5

PUBLIC NOTICE

CITATION BY PUBLICATION

To: AGHA SHIRIN AHMADI, Address Unknown

You are hereby notified that on August 18, 2025, Plaintiff Javier Alexander Bonilla Riano filed a lawsuit against you in the 45th Judicial District Court of Bexar County, Texas, under Cause No. 2025CI19327. The suit arises from a motor vehicle collision in which Plaintiff seeks monetary damages for personal injuries. The Court has signed an Order Granting Citation by Publication directing that you be served pursuant to Texas Rule of Civil Procedure 109 because, after diligent inquiry, your residence cannot be ascertained. You are required to file a written answer with the District Clerk of Bexar County, Texas, and to serve a copy upon Plaintiff, on or before 10:00 a.m. on the Monday next after the expiration of forty-two(42) days from the date this citation is issued.

If you fail to do so, judgment by default may be taken against you for the relief demanded in the petition. Issued pursuant to Rule 109 and the Order of this Court.

Respectfully submitted,

THE FELICETTI LAW FIRM, PLLC

/s/Tristan W. Gillespie

Tristan W. Gillespie

Texas Bar No. 24133661

3120 Southwest Fwy.,

Suite 100A

Houston, TX 77098

(800) 280-7000

gillespie.tristan@gmail.com

Attorney for Plaintiff

12/15, 22, 29, 1/5

PUBLIC NOTICE

CASE NO. 2025-CV-02692

ROSENDO VALLE

vs.

NAIRIVIC DEL VALLE SIFONTES GONZALEZ

IN THE COUNTY COURT AT LAW NO. 10
BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **NAIRIVIC DEL VALLE SIFONTES GONZALEZ**

You are commanded to file a written answer to the Original petition on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being 19th day of January, 2026, at or before 10:00 a.m. before the Honorable County Court-at-Law 10, of Texas filed on the 2nd day of April, 2025.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after you were served this citation and petition. A default judgment may be taken against you."

The nature of said suit being: On or about

Continued from page 5

Defendant failed to stop at a stop sign, entered the intersection, and collided into Plaintiff's vehicle. As a result of the negligence of the Defendant, Plaintiff sustained severe injuries and damages. Plaintiff seeks damages for their injuries caused by the Defendant, NAIRIVIC DEL VALLE SIFONTES GONZALEZ.

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 1ST DAY OF DECEMBER 2025.

(SEAL) LUCY ADAME-CLARK
County Clerk of
Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
By: /s/ LORENA ALFARO
Deputy

Came to hand 1st day of December, A.D. 2025, at 10:19 o'clock A.M. and I executed the within CITATION by publishing the same in THE HART BEAT, a newspaper published in the City of San Antonio, Bexar County, Texas, once in each week for four (4) weeks, the first publication being at least twenty-eight days before the return day of the citation. Said publication made respectively on the following dates to-wit: December 8, 15, 22 and 29, 2025 and a printed copy thereof is attached hereto.

R Scott Mellen
Attorney for Plaintiff
10500 Heritage Blvd
Suite 102
San Antonio TX 78216-3616
12/8, 15, 22, 29

PUBLIC NOTICE

CASE NO. 2025-CI-02653

THE BANK OF NEW YORK MELLON
vs.
ANGELICA GRACIELA REYES ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 57TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS" DIRECTED TO: THE UNKNOWN HEIRS AT LAW OF IRENE H. BRACKETT, DECEASED WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO ORIGINAL PETITION on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the 19th day of January, 2026, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the 407th District Court of Texas filed on the on this the 20th day of August, 2025.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **QUIET TITLE**

"Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to wit: LOT TWENTY-SIX (26), BLOCK THIRTY-EIGHT (38), NEWCITY BLOCK 15522, LACKLAND TERRACE SUBDIVISION, UNIT 8, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4600, PAGE 141, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS."

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 2ND DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ
District Clerk of
Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: BERTHA HUCHIN
Deputy

Jamie Silver
Attorney for Plaintiff
14841 Dallas Pkwy
Suite 300
Dallas TX 75254-7883
12/8, 15, 22, 29

PUBLIC NOTICE

CASE NO. 2025-CI-19580

FINANCE OF AMERICA REVERSE
vs.
RICKEY R. BRACKETT, SR ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 407TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS" DIRECTED TO: THE UNKNOWN HEIRS AT LAW OF IRENE H. BRACKETT, DECEASED WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO ORIGINAL PETITION on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the 19th day of January, 2026, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the 407th District Court of Texas filed on the on this the 20th day of August, 2025.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **QUIET TITLE**

"You are hereby notified that suit has been brought by Finance of America Reverse LLC, its successors and assigns, as plaintiff against Rickey R. Brackett, Sr and the Unknown Heirs at Law of Irene H. Brackett, Deceased, and any other person claiming any right, title, interest or possession in and to the property located at 15079 Spring Mist, San Antonio, Texas 78247, and legally described to wit:

LOT 33, BLOCK 9, NEW CITY BLOCK 17205, SPRING CREEK FOREST, UNIT 5, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 9502, PAGE 191, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Plaintiff's Petition is styled Finance of America Reverse LLC v. Rickey R. Brackett, Sr and the Unknown Heirs at Law of Irene H. Brackett, Deceased. The Plaintiff seeks to enforce the reverse mortgage loan agreement made the subject of this proceeding against and assert superior title to the above-described property."

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ
District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: VERONICA AMESQUITA
Deputy

Bradley Conway
Attorney for Plaintiff
6080 Tennyson Pkwy
Suite 100
Plano, Texas 75024
11/24, 12/1, 8, 15

PUBLIC NOTICE

CASE NO. 2025-CI-23971

FREEDOM MORTGAGE CORPORATION
vs.
MONICA SCRAPER ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 407TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS" DIRECTED TO: STEVEN SCRAPER WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO FIRST AMENDED PETITION on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the 5th day of January, 2026, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the 407th District Court of Texas filed on the on this the 20th day of August, 2025.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **OTHER CIVIL CASES**

"Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to wit: LOT TWENTY-SIX (26), BLOCK THIRTY-EIGHT (38), NEWCITY BLOCK 15522, LACKLAND TERRACE SUBDIVISION, UNIT 8, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4600, PAGE 141, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS."

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

Plaintiff's Petition is styled Finance of America Reverse LLC v. Rickey R. Brackett, Sr and the Unknown Heirs at Law of Irene H. Brackett, Deceased. The Plaintiff seeks to enforce the reverse mortgage loan agreement made the subject of this proceeding against and assert superior title to the above-described property."

This citation shall be served by the sheriff or any constable of any county of the State of Texas or by the clerk of the court in which the case is pending, by having the same published ONCE each week for FOUR (4) CONSECUTIVE WEEKS, the first publication to be at least 28 days before the return of the citation.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 3RD DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: BERTHA HUCHIN
Deputy

PUBLIC NOTICE

CASE NO. 2025-CI-0811

FREEDOM MORTGAGE CORPORATION
vs.
MONICA SCRAPER ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 407TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS" DIRECTED TO: STEVEN SCRAPER WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO FIRST AMENDED PETITION on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the 5th day of January, 2026, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the 407th District Court of Texas filed on the on this the 20th day of August, 2025.

NOTICE: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 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"

The nature of said suit being: **OTHER CIVIL CASES**

"Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to wit: LOT TWENTY-SIX (26), BLOCK THIRTY-EIGHT (38), NEWCITY BLOCK 15522, LACKLAND TERRACE SUBDIVISION, UNIT 8, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4600, PAGE 141, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS."

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Plaintiff's Petition is styled Finance of America Reverse LLC v. Rickey R. Brackett, Sr and the Unknown Heirs at Law of Irene H. Brackett, Deceased. The Plaintiff seeks to enforce the reverse mortgage loan agreement made the subject of this proceeding against and assert superior title to the above-described property."

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ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: VERONICA AMESQUITA
Deputy

PUBLIC NOTICE

CASE NO. 2025-CI-0811

FREEDOM MORTGAGE CORPORATION
vs.
MONICA SCRAPER ET AL

(Note: Attached Documents may contain additional litigants)

IN THE 407TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

"THE STATE OF TEXAS" DIRECTED TO: STEVEN SCRAPER WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO FIRST AMENDED PETITION on or before 10:00 o'clock a.m. on Monday next after the expiration of 42 days from the date of issuance, the same being Monday the on this the 5th day of January, 2026, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the 407th District Court of Texas filed on the on this the 20th day of August, 2025.

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out more at TexasLawHelp.org"

The nature of said suit being: **OTHER CIVIL CASES**

"Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain real property, to wit: LOT TWENTY-SIX (26), BLOCK THIRTY-EIGHT (38), NEWCITY BLOCK 15522, LACKLAND TERRACE SUBDIVISION, UNIT 8, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4600, PAGE 141, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS."

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ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ

District Clerk of Bexar County, Texas
Bexar County Courthouse
San Antonio, Texas 78205
/s/ By: VERONICA AMESQUITA
Deputy

PUBLIC NOTICE

CASE NO.

Continued from page 6

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Professional Office. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
12/15

PUBLIC NOTICE

ORDINANCE
2025-12-04-0823

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 23 and 24, Block 4, NCB 2154 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
12/15

PUBLIC NOTICE

ORDINANCE
2025-12-04-0825

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 2, Block 2, NCB 18086 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
12/15

PUBLIC NOTICE

ORDINANCE
2025-12-04-0827

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 12, NCB 11868 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
12/15

BIDS/PROPOSALS/QUALIFICATIONS

PUBLIC NOTICE

NORTH EAST INDEPENDENT SCHOOL DISTRICT is requesting bids/proposals for the following items: **RFP# 11-26 USDA FOODS PROCESSING PRICING WITH COMMERCIAL FOOD PRICE EQUIVALENTS**, MONDAY JANUARY 12, 2026 @ 9:00AM.

Bid specifications may be obtained at: <https://neisd.ionwave.net/Login.aspx> or, The Department of Procurement and eCommerce, North East Independent School District, 8961 Tesoro Drive, Suite 317, San Antonio, TX 78217.
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the CivCast portal for the **INVITATION FOR BID FOR PEGGY DRIVE AREA DRAINAGE (EAST-GATE SUBDIVISION) (2022 BOND)**. Online bids will be released on December 15, 2025, and are due on January 23, 2026, at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:00 PM CT on January 23, 2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 1770 23 1452, Meeting Password: 3HrMPWvWr58 and/or by utilizing <https://www.webex.com/> using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the CivCast portal for the **INVITATION FOR BID FOR TASK ORDER CONTRACT FOR THE 2026 PAVEMENT PRESERVATION PACKAGE 1**. Online bids will be released on December 15, 2025, and are due on January 23, 2026, at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:00 PM CT on January 23, 2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 1770 23 1452, Meeting Password: 3HrMPWvWr58 and/or by utilizing <https://www.webex.com/> using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the CivCast portal for the **INVITATION FOR BID FOR TASK ORDER CONTRACT FOR THE 2026 PAVEMENT PRESERVATION PACKAGE 2**. Online bids will be released on December 15, 2025, and are due on January 27, 2026, at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:00 PM CT on January 27, 2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 1770 23 1452, Meeting Password: 3HrMPWvWr58 and/or by utilizing <https://www.webex.com/> using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the CivCast portal for the **INVITATION FOR BID FOR TASK ORDER CONTRACT FOR THE 2026 PAVEMENT PRESERVATION**.

PACKAGE 3. Online bids will be released on December 15, 2025, and are due on January 30, 2026, at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:00 PM CT on January 30, 2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 1770 23 1452, Meeting Password: 3HrMPWvWr58 and/or by utilizing <https://www.webex.com/> using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the SAePS portal for the **ANNUAL CONTRACT CASE & CATERPILLAR PARTS**. Online bids will be released on December 15, 2025, and are due on January 9, 2026, at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:30 PM CT on January 9, 2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 2870 053 4015, Meeting Password: COSA and/or by utilizing <https://www.webex.com/> using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the SAePS portal for the **ANNUAL CONTRACT FOR HYDRAULIC, AIR, WATER, FUEL, & INDUSTRIAL HOSE & FITTINGS**. Online bids will be released on December 15, 2025, and are due on January 12, 2026, at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:30 PM CT on January 12, 2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 2870 053 4015, Meeting Password: COSA and/or by utilizing <https://www.webex.com/> using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the SAePS portal for the **REQUEST FOR BID FOR TAX-EXEMPT EQUIPMENT LEASE/PURCHASING FINANCING (2026)**.

Online bids will be released on December 15, 2025, and are due on January 14, 2026 at 2:00 PM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 2:30 PM CT on January 14, 2026.

Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 2630 003 5297, Meeting Password: COSA and/or by utilizing <https://www.webex.com/> using the aforementioned information.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

www.webex.com/ using the aforementioned information.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the SAePS portal for the **REQUEST FOR OFFER FOR SAFD PRIME MOVER TRUCKS**. Online bids will be released on December 15, 2025, and are due on January 9, 2026, at 10:00 AM CT.

<https://www.sa.gov/Directory/Departments/Finance/About/Divisions/Procurement/Bidding-Contracting>.

Troy Elliott
Chief Financial Officer
Finance Department
12/15, 22

PUBLIC NOTICE

INVITATION FOR BIDS

#2511-5634

OPPORTUNITY HOME OF SAN ANTONIO and its Affiliates request bids for: **FOUNDATION REPAIRS AND STABILIZATION FOR CASSIANO HOMES**. Bids will be received until 2:00 p.m. (CST) on January 07, 2026, and publicly opened at that time at the offices of the Opportunity Home Procurement Department, 818 S. Flores, San Antonio, Texas 78204.

This is a Section 3 covered contract. As a result, contractors will be required to provide economic, educational, and/or training opportunities to very low and low-income individuals.

Specification packages are available online on the Bonfire portal at <https://homesa.bonfirehub.com/portal/?tab=openOpportunities>.

Opportunity Home of San Antonio
By: Michael Reyes
President and CEO
12/8, 15

NOTICES OF PUBLIC SALE (AUCTIONS)

PUBLIC NOTICE

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN that **US STORAGE CENTERS - SAN ANTONIO - BLANCO RD, phone (210) 742-4350**, located at **5149 Blanco Road, San Antonio, TX, 78216** will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions Chapter 59 of the Texas Property Code. Units will be sold via online auction, at www.StorageTreasures.com. Auction will

close on or after Wednesday December 31, 2025 at 10:00 am. The auction will consist of personal property including, but not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. **Cleanup deposit is required**. Sale is subject to cancellation.

The contents of the rental storage units belonging to the following persons will be sold: Roger Silva Jr.
12/15, 22

PUBLIC NOTICE

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on December 15, 2025

ember 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08405, 10652 N Interstate Highway 35, San Antonio, TX 78233, (210) 452-1628. Time: 08:00 AM. Sale to be held at www.storage-treasures.com. Milan, Brendon; Mayfield, Jonathan; Smith, Rebecca; Saenz, Jennifer; Ellison, Denisse; Jones, Jeremiah; Gosselin, James; Llamas, Jose; Robinson, Doanld; Trejo, Juan; Griffin, Chris

PUBLIC STORAGE # 08418, 13800 Nacogdoches Road, San Antonio, TX 78217, (210) 531-1203. Time: 08:15 AM. Sale to be held at www.storage-treasures.com. Trautner, Theodore; Davidson, Latanya; Tart, Zachary; Allen, Matthew; Ron, Yahalom; Saldana, Brandy; Galvan, Michael; Redman, Taylor; Gwynnup, Christopher

PUBLIC STORAGE # 08420, 6624 FM 78, San Antonio, TX 78244, (210) 268-0406. Time: 08:30 AM. Sale to be held at www.storage-treasures.com. Cleaves, Stacey; Valdez, Frank; Gatter, Michael P; serrano, Jesus; Kitlinger, Emberly; Broussard, Sharlene; Frazier, Ima; Kinney, Eufemia; Williams, Jarveon; Gatewood, Deandra; Walker, Kimberly; Ramirez, Samuel; Delgado, Adolfo; Skipwith, Orlando

PUBLIC STORAGE # 08457, 31 Meadowland, Universal City, TX 78148, (210) 390-6160, Time: 08:45 AM. Sale to be held at www.storage-treasures.com. Speed, Carshaunda; Martinez, Miguel; Smith, Charles; Presson, Brooklynn; Davenport, Tazsa; Cintron, Danny; Hines, Venesa L; Sanchez, Paul; Callan, Kelsey; Robbins, Heidelinde; Troncoso, Alexis; McQuatters, James

PUBLIC STORAGE # 20419, 12710 Nacogdoches Road, San Antonio, TX 78217, (210) 268-0435. Time: 09:00 AM. Sale to be held at www.storage-treasures.com. Cavazos, Magdalena; Martinez, Rosie; Williams, Khalilah; Busby, Hope; Limon, Natalie

PUBLIC STORAGE # 24501, 13403 Wetmore Road, San Antonio, TX 78247, (210) 591-1831. Time: 09:15 AM. Sale to be held at www.storage-treasures.com. Ortiz, Nely; Fontenot, Darin; Gonzales, David

PUBLIC STORAGE # 25938, 1938 NE Loop 410, San Antonio, TX 78217, (210) 775-5232. Time: 09:30 AM. Sale to be held at www.storage-treasures.com. Garcia, Cynthia; Davis, Karen; Walthall, Tamara; Franco, Vanessa; Locke, Carolyn; Locke, Dorris; Locke, Carolyn; Alcala, Janie

PUBLIC STORAGE # 27406, 1062 NE Loop 410, San Antonio, TX 78209, (210) 866-6292. Time: 09:45 AM. Sale to be held at www.storage-treasures.com. Ochoa, Amanda; Group LLC, Real Estate Consult; Group LLC, Real Estate Consult; Cooper, Kevin; Vina, Christopher; McCarty, Ryan; Levine, Monica; Hernandez, Ricardo

PUBLIC STORAGE # 27409, 7303 N Loop 1604 E, Live Oak, TX 78233, (210) 714-1843. Time: 10:00 AM. Sale to be held at www.storage-treasures.com. Moseley, Jessica; Ramirez, David; Taylor, Makayla; Shoultz, Kimberly

12/15, 22

PUBLIC STORAGE # 08441, 3440 Fredericksburg Road, San Antonio, TX 78201, (210) 874-1793. Time: 08:30 AM. Sale to be held at www.storage-treasures.com. Nieto, Jessti; Moreno, Angelina; Vasquez, Robert; Cottrell, Ary

Continued from page 7

iana; Hill, Danielle; Esquivel, Brenda; Garcia, Orlando; Menefee, Kristian; piper, Kaitlyn; Valadez, John; Perez, Ruby; Alvarez, Alisandra; Torres, Melisa; Joscette Garza, Amy

PUBLIC STORAGE # 20422, 1425 Austin Highway, San Antonio, TX 78209, (210) 996-2775. Time: 08:45 AM. Sale to be held at www.storagegettreasures.com. Kausler, Andrew; Farnsworth, Sean; Muhammad, Hassain; Melton, Dandre; Yanchik, Lucy; Leach, Kent; McBride, Erica M; Escalante, Jonas; Pattillo, Erica; Lujan, Daniel; Mosqueda, Arthur

PUBLIC STORAGE # 23721, 555 W Sunset Road, San Antonio, TX 78216, (210) 417-4298. Time: 09:15 AM. Sale to be held at www.storagegettreasures.com. Herron, Raven; Josephson, Leonard; Fivestar delivery Vasquez, John; Mayes, Andrea; Josephson, Leonard; Conerly, Ishmael

PUBLIC STORAGE # 24503, 4910 S Zarzamora Street, San Antonio, TX 78211, (210) 802-4532. Time: 09:30 AM. Sale to be held at www.storagegettreasures.com. Avila, Jose; Aveanna Health Care Torres, Marvelin; Guerra, Gabriel; Garcia, Manuel; Flores, Guillermo; Riojas, Deanna; Casias, Crystal; Reyes, Marisol; Perez, Gracie; Picon Rodriguez, Maria Elizabeth; Ortiz, Lydia; Daniel, Cynthia; Vega, Innocent; Mendez, Audrey; Clarner, Carlisle; Martinez Lopez, Margarita; Romero, Sonya; Solito, Jorge; Olivares, Samuel; Marmolejo, Rocio; Salas, James; Rodriguez, Mariela; Salazar, Rosalee; Pacheco Alvarez, Enedina; Rubio, Nancy; Herrera, Jacqueline; Emily, Villarreal; Denson, Jason; Garza, Magan; Gonzalez Herrera, Francisco; Barry, Patsy

PUBLIC STORAGE # 24504, 2505 S Hackberry, San Antonio, TX 78210, (210) 802-4765. Time: 09:45 AM. Sale to be held at www.storagegettreasures.com. Sturgeon, Amador W; Alvaro, Rosa; Davis, Daniel; Limon, Steve; Pope, December; Griffin, Samantha; Fuentes, Joseph; Munoz, Cecelia; Rice, Johnathan; Gonzalez, Eric; Hernandez, Margarita; Kodesoh, Francellia; Sweet, Mary F; Aguirre, Erica; Lewis, Jenna; Rangel, Monica; Mendoza, Linda; Franklin, Brigitte; Esquivel, Ariel; Lilleberg, Andrew; Pavia, Darla; David; Sterling; Martin, Tylee; Girfin, Kamari

PUBLIC STORAGE # 24805, 1314 Austin Hwy, San Antonio, TX 78209, (210) 625-6697. Time: 10:00 AM. Sale to be held at www.storagegettreasures.com. Mathews, Harry; Maciel, George; Ferguson, Christine; Winn, Trevor; Morris, Kellye; Ferguson, Erica

PUBLIC STORAGE # 27135, 7815 Chelico Drive, San Antonio, TX 78223, (210) 455-1248. Time: 10:15 AM. Sale to be held at www.storagegettreasures.com. Escobedo, Ernest; Diaz, Katty Bojorge; Bravo, Angelica; Natal, Belinda; Daniels, Antoinette J; Cook, Deziree; Flores, Justin; Garcia, Lorenzo; Dueque, Stephanie; Morales, Josh; Griego, Nick; Rodriguez, Patricia; Gray, Micha; Gonzalez, Crystal; Diaz, Adrian; Farias, Raquel; Quiñones, Juliette; Rodriguez, Thamishia Michelle; Tamez, Klarissa; Santos, Cheryl; Garcia, Jeanette; Guzman, Gilbert; Sher, Rebecca; Canales, Christina; Long, Jolene; Hernandez, Jennifer; Figueroa, Megan; Rodriguez, Zully

PUBLIC STORAGE # 27405, 1426 N Panam Expy, San Antonio, TX 78208, (210) 634-1752. Time: 10:30 AM. Sale to be held at www.storagegettreasures.com. Guillen, Mauro; Byard, Peris; Torres,

Amanda; Mitchell, Brandon; Thrower, Teairra; Stclair, Sabrina; Rojas, Genaro; Cantu, Vanessa; Cantu, Christopher; Shaw, Suzanne

PUBLIC STORAGE # 27412, 4714 Vance Jackson Rd, San Antonio, TX 78230, (210) 756-6733. Time: 10:45 AM. Sale to be held at www.storagegettreasures.com. Herrera, Deann; Rios, Cristian; Gomez, Martha; Cruz, Sonia De La; Thompson, Ashley; Pindexter, Phyllistene; Thompson, Ashley; Rangel, Laura; Shawn, Love; Hall, Eugene; Dominguez, Joann; Herrera, Debra; Sandoval, Percilla; Claiborne, Jimmisse

PUBLIC STORAGE # 29280, 909 Runnels Ave, San Antonio, TX 78208, (210) 756-5582. Time: 11:00 AM. Sale to be held at www.storagegettreasures.com. Flemings, Jeffery; Asher, Suelinda; Molina, Arnoldo; Gonzalez, Benito; Toston, Kayla; Matthews, Demetrius; Gant, Joseph Jordan; Burks, Leah; Keyes, Marlaysia; Madison, Edwin; Samuel, Dorothy Monica; Jr, Louis Cantu; Salazar, David; Gable, Anisha; Zamorra, Zinnia; Mcgarity, Angelica; Zacharie, Bernice; Housley, Franchelle; Lopez, Dominga; Aranda, Ariel; Divine Equality Anderson, David; Jackson, Tasheka; Sizenbach, Katrina

PUBLIC STORAGE # 77849, 1130 Austin Hwy, San Antonio, TX 78209, (726) 268-1239. Time: 11:15 AM. Sale to be held at www.storagegettreasures.com. Muhammad, Hasain; Jones, Eric; Onofre, Paul

PUBLIC STORAGE # 77874, 7519 Old Corpus Christi, San Antonio, TX 78223, (210) 436-8641. Time: 11:30 AM. Sale to be held at www.storagegettreasures.com. Sanchez, Ramiro; Ortiz, Raul; Paez, Magdalena; Menefee, Viana; Rendon, Guadalupe T; Lopez, Lorenzo; Umoren, Charles; Nava, Edgar; Arendondo, Jacob; Moore, Ahmed; Gonzalez, Linda; Morales, Brian; Levesque, Kelly; Sifuentes, Samantha; Savoy, Carolyn; Ahedo, Raymond; Liggins, Laquecia; Martinez, Jeanette; West, John; Coleman, Jordan; Rios, Dylan

PUBLIC SALE TERMS, RULES, AND REGULATIONS

will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card/no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

12/8, 15
PUBLIC NOTICE
NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storagegettreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08380, 12260 Bandera Road, Helotes, TX 78023, (210) 489-1458. Time: 08:00 AM. Sale to be held at www.storagegettreasures.com. Gonzalez, Ruth; Korenek, Joe; Hudson, Jemese; Case, Elizabeth; Freeman,

Paris; Aaron, Mark.
PUBLIC STORAGE # 08381, 8726 Fredericksburg Road, San Antonio, TX 78240, (210) 446-1302. Time: 08:15 AM. Sale to be held at www.storagegettreasures.com. Moore, Stephanie; Harden, Teresa; Loizeaux, Christine; Barton, Bryan; Hinojosa, Brandon; Chacon, Jose; Silva, Priscila; Galindo, Carmen; Smith, Jahiem; Lee, Nashaun.

PUBLIC STORAGE # 08443, 7106 Bandera Road, San Antonio, TX 78238, (210) 693-1546. Time: 08:30 AM. Sale to be held at www.storagegettreasures.com. Cantu, Samuel; Price, Jessica; Miranda, Jaime; Guillen, Diana; Smith, Brigit; Aine, Harry

PUBLIC STORAGE # 24502, 4343 Callaghan Road, San Antonio, TX 78228, (210) 598-5319. Time: 08:45 AM. Sale to be held at www.storagegettreasures.com. Salazar, Anthony; Villegas, Adam; Rios, Joe; Nunez, Kaisha; Espinoza, Anna; Garza, Rosa; Rodriguez, Sara; Dorado, Dennis; Vasquez, Ernest; Salinas, Valerie; Veloz, Marcus; Hernandez, Marcos; Moreno, Angelica; Chavarria, Rogelio; Vasquez, Ernest.

PUBLIC STORAGE # 24505, 9529 Fredericksburg Road, San Antonio, TX 78240, (210) 598-8532. Time: 09:00 AM. Sale to be held at www.storagegettreasures.com. Garcia, Norma; Mata, Omar; Pitman, Christina; Arteaga, Nathaniel; Miller, Lynda; Jaramillo, Justin; Brown, Dalvin; Brown, Raven; Madrigal, Mileena Ann; McQueen, Kurt; Guajardo, Joel; Stewart, Raelynn; Cruz, Nikita; Curiel, Stephanie; Bailey, Brandi; Jessica, Lyssy; Hernandez, Christopher; Villarreal, Catarina; Lerma, Christina; Mittal, Eric; Francis, Johnny.

PUBLIC STORAGE # 27252, 6014 NW Loop 410, San Antonio, TX 78238, (210) 802-4390. Time: 09:15 AM. Sale to be held at www.storagegettreasures.com. Felan, Jose; Felan, Jose; Quinones, David; Davis, James; Ingram Dental Cortez App03, Dr. Joseph E.; Saldana, Christela; Reyes, Laura; Alcala, Cynthia; Zuniga, Monica; Quarles, Timiece; Kiolbassa, Aaron; Guerra, Baby; Martinez, Javie; Johnson, Cassandra; Guiagos, Maria; Valdez, Arazelli.

PUBLIC STORAGE # 27403, 10126 Potranco Rd, San Antonio, TX 78251, (210) 686-2859. Time: 09:30 AM. Sale to be held at www.storagegettreasures.com. Kirby, Katelyn; Shakir, Munir A; Crockett, Alexandria; Leon, Gina De; Cortinas, Alexander; Janulaitis, Casey; Coats, Leilah; Velos, Rosa; Williams, Tiffany; Alarcon, John; Garcia, Joseph; Watson, Regina; Ramos, Nadia; Bermejo, Mark; Costley, Ajanae; Hardrick, Clarence; McFadden, Kayla; Hernandez, Margarita; Richardson, Jazmyn; Carter, Antoine; Espinoza, Maria.

PUBLIC STORAGE # 27411, 9106 Ingram Rd, San Antonio, TX 78245, (210) 756-6553. Time: 09:45 AM. Sale to be held at www.storagegettreasures.com. Johnson, Xiomara; Nunez, Justine; Ledezma, Gabriela; Garcia, Veronica; Shavacci, Bryan Anthony; Edge, Susan; Angeles, Rebecca; Thompson, Erma; Extensions by Lynn Talton, Lynnicia; Mendoza, Rudy; Estrada, Jose; Rodriguez, Oscar; Araiza, Carlos; Moskwa, Pamela; Ledezma, Gabriela; Robles, Mariana; Johnson, Jeremy; Ned, Michael.

PUBLIC STORAGE # 29295, 8201 Talley Rd, San Antonio, TX 78253, (726) 233-8262. Time: 10:00 AM. Sale to be held at www.storagegettreasures.com. Clark, Chante; Villarreal, Tiffany; Tate, Danniece;

Paris; Aaron, Mark.

Mujica, Bernadette; Bernard, Jerrick; Seda, Benjamin; Perales, Stephanie; Martinez, Renee.

PUBLIC STORAGE # 29298, 25621 Two Creeks, San Antonio, TX 78255, (210) 585-3991. Time: 10:15 AM. Sale to be held at www.storagegettreasures.com. Munday, Emerald; Saenz, Tristan; Daugherty, Jakora; Zapata, Valerie.

PUBLIC STORAGE # 77716, 8123 W Hausman Rd, San Antonio, TX 78249, (726) 227-9799. Time: 10:30 AM. Sale to be held at www.storagegettreasures.com. Dias, Nicquain; Harrah, Gail A; Estrada, Elizabeth; Santos, Serena; Vogt, Kyleb; Goode, Carlson; Medina, Kathy; Thompson, Daanya A; Mekonen, Surafel.

PUBLIC STORAGE # 77926, 730 W Loop 1604 N, San Antonio, TX 78251, (210) 888-0327. Time: 10:45 AM. Sale to be held at www.storagegettreasures.com. Rodriguez, Julio; Ruiz, Barbara; Ruelas, Presle; Pichardo, Julio; Koehler, Marcus; Bernal, Alexandria D; Morris, Douglas; Rodriguez, Julio; Carrillo, Jakquelyn; Moreno, Angelica; Chavarria, Rogelio; Vasquez, Ernest.

PUBLIC STORAGE # 27205, 19230 Blanco Rd, San Antonio, TX 78258, (210) 679-1374. Time: 09:30 AM. Sale to be held at www.storagegettreasures.com. Gloria, Caroline.

PUBLIC STORAGE # 27404, 12806 Vista del Norte, San Antonio, TX 78216, (210) 866-6291. Time: 09:45 AM. Sale to be held at www.storagegettreasures.com. Ramirez, Robert; Hernandez, Monica; Harris, Harmon; Herlong, Brittany; Villegas, Jacqueline; Benavidez, Cathy; Stone, John; Flores, Ulrich; Jones, Quianna; Solomon, Edward; Ybarra, Crystal Rose; Juarez, Ildefonso; Castillo, Juan; Darbey, Daren Rochelle; Porche, Jonathan; Garcia, Esteban; Zulaica, Laynie; Kolibri Jordan, Yekaterina; Canedo, Carla; Hutchens, William; Garduno, Juan; Glenn, Austin; Kolibri Jordan, Yekaterina.

PUBLIC STORAGE # 27410, 2606 Thousand Oaks Dr, San Antonio, TX 78232, (210) 756-6613. Time: 10:00 AM. Sale to be held at www.storagegettreasures.com. Villarreal, Bianca; Gunter, Sandra; Elroy Luedcke Family Trust Andersen, Karen; Maraj, Rajani; Garcia, Brenda; Grimmitt, Zhon; Lyons, Brittany; Drury, Paul.

PUBLIC STORAGE # 27413, 23015 N Highway 281, San Antonio, TX 78258, (210) 756-6639. Time: 10:15 AM. Sale to be held at www.storagegettreasures.com. Sampson, Dale; Meadows, Vonda; Lewis, Ellen; Gonzalez, Raquel; Olivares, Marcos.

PUBLIC STORAGE # 77769, 12214 Starcrest Dr, San Antonio, TX 78216, (726) 800-7117. Time: 10:45 AM. Sale to be held at www.storagegettreasures.com. Grier, Vincent; Leal, Patricia; Stock, Paulette; Rocha, Anna.

PUBLIC STORAGE # 77851, 13414 West Ave, San Antonio, TX 78216, (726) 216-7582. Time: 11:00 AM. Sale to be held at www.storagegettreasures.com. SWBC Mortgage Mortgage, SWBC; Alamo Area GIS Mendiola, Sara; Gonzalez, Roberto; Gonzalez, Roberto; Rios, Edward J.

PUBLIC SALE TERMS, RULES, AND REGULATIONS

will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card/no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

12/8, 15

PUBLIC NOTICE

NOTICE OF PUBLIC SALE

To satisfy a landlord's lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storagegettreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08419, 2550 Thousand Oaks Dr, San Antonio, TX 78232, (210) 551-0608. Time: 08:00 AM. Sale to be held at www.storagegettreasures.com. Jaimez, Lauren; Zapata, Israel.

PUBLIC STORAGE # 08430, 15267 Huebner Road, San Antonio, TX 78231, (210) 702-3386. Time: 08:15 AM. Sale to be held at www.storagegettreasures.com. Roland, Shawn; Richardson-Mitchell, Daniele; Salinas, Rafael.

PUBLIC STORAGE # 08433, 15889 San Pedro Ave, San Antonio, TX 78232, (210) 802-4502. Time: 08:30 AM. Sale to be held at www.storagegettreasures.com. Franklin, John; Trujillo, Magaly; Miranda, Karla; Lazaro, Ruben; Gilmore, Curtis; Gordon, Mariah; Bell, James.

PUBLIC STORAGE # 08437, 14815 Jones Maltsberger Road, San Antonio, TX 78247, (210) 802-4941. Time: 08:45 AM. Sale to be held at www.storagegettreasures.com. Canada, Dustin; Liu, Jule; Buje Beverage Co Carofilis, Elias Gabriel; Lewis, Ashley; Lewis, Ashley

PUBLIC STORAGE # 08442, 7234 Blanco Road, San Antonio, TX 78216, (210) 960-4618. Time: 09:00 AM. NOTICE IS HEREBY GIVEN that STORAGE KING USA 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

Sale to be held at www.storagegettreasures.com.

Vanunu, Yair; Garcia, Maria; McMullan, Jamie Stuart; Sanchez, Alejandra; Darby, Jeshiah; Casias, Felix; Lagunas, Alexander; Keith, William; Caldwell, Randy; Rubio, Elisa; Valles, Pricilla; Ramirez, Angel; Galan, Marina; Smiser, Jason.

PUBLIC STORAGE # 25401, 16639 San Pedro Ave, San Antonio, TX 78232, (210) 693-1517. Time: 09:15 AM. Sale to be held at www.storagegettreasures.com. Gloria, Caroline.

PUBLIC STORAGE # 27205, 19230 Blanco Rd, San Antonio, TX 78258, (210) 679-1374. Time: 09:30 AM. Sale to be held at www.storagegettreasures.com. Gloria, Caroline.

PUBLIC STORAGE # 27404, 12806 Vista del Norte, San Antonio, TX 78216, (210) 866-6291.

Continued from page 8

dba Mehat Food Mart, to be located at 5222 Fredericksburg Road, San Antonio, Bexar County, Texas 78229-4125. Officer of said company is Inderjit S. Mehat, President/ Secretary.

12/15, 17

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by B & C Concepts LLC, a Texas limited liability company dba Mista C's Fried Chicken & Waffles to be located at 12922 Potranco Rd #112, OCL San Antonio, Bexar, Texas. Officers of said limited liability company is Benny Costello/ Managing Member.

12/15, 17

PUBLIC NOTICE

APPLICATION has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's by Sukses Jaya, Inc, dba HOKA HOKA FUKU, to be located at 10222 Huebner Rd, Suite 102, San Antonio, Bexar County, Texas 78240. Officers of said company are Hendi Zhu/ Owner and Suyanto Tjhin/ Vice President.

12/12, 15

SHERIFF SALES (REAL ESTATE)

PUBLIC NOTICE

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 21, 2011, a certain Deed of Trust was executed by Charles W. Keller as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Gardner Financial Services, LTD, its successors and assigns as beneficiary and Robert K. Fowler as trustee, and was recorded on, January 27, 2011, as Instrument No. 20110017051 in the Office of the County Clerk, Bexar County, Texas; and

WHEREAS, the Deed of Trust 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 Deed of Trust is now owned by the Secretary pursuant to an assignment dated January 26, 2017, and recorded on February 1, 2017, as Instrument No. 20170019536 in the office of the County Clerk, Bexar County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that all borrowers are deceased; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immedi-

ately 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 August 14, 2024 as Instrument No. 20240148084 notice is hereby given that on January 06, 2026 at 1:00 PM local time, or not 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 9, BLOCK 10, NEW CITY BLOCK 1835, SITUATED IN THE CITY OF SAN ANTONIO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 65, PAGE 4, DEED RECORDS, BEXAR COUNTY, TEXAS.

Commonly known as: 210-212 West Magnolia Ave., San Antonio, TX 78212

The sale will be held at the area located outside on the west side of the Bexar County Courthouse which is near the intersection of East Nueva Street and the closed portion of South Main Avenue, San Antonio, Texas, or as designated by the County Commissioners Court.

The Secretary of Housing and Urban Development will bid \$317,494.46.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata 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 \$31,749.45 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 \$31,749.45 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 extensions 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 Com-

missioner 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.

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.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

**Date: November 20, 2025
/s/ Dustin George
By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway,
Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax**

12/15, 22, 29

PUBLIC NOTICE

SHERIFF SALE Real Estate

STATE OF TEXAS COUNTY OF BEXAR

BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued out of the 408th Judicial District Court of Bexar County, Texas on the 13th day of November 2025 by the Clerk thereof in the case of:

**SCG MECHANICAL, L.P.
D/B/A WAY MECHANICAL
vs.
HOTEL CAPITAL
SAN ANTONIO, LLC**

No. 2023-CI-17311

And to me as Sheriff, directed and delivered, I will proceed to sell to the highest bidder for cash at 10:00AM on the 6th day of January, 2026 it being the first Tuesday of said month, at the area located outside on the west side of the Bexar County Courthouse which is near the intersection of South Main Avenue and East Nueva Street, San Antonio, the following property, situated in the County of Bexar and the State of Texas and described as follows; to wit:

NCB 13382, BLK 16, LOT 5, SAN ANTONIO, BEXAR COUNTY, TEXAS ("PROPERTY").

Levied on the 1st day of December 2025 and to be sold to satisfy the judgment dated the 14th day of November, 2023 in favor of the Plaintiff SCG MECHANICAL, L.P. D/B/A WAY MECHANICAL recovered against HOTEL CAPITAL SAN ANTONIO, LLC for the sum of \$223,984.44; attorney's fees in the amount of \$8,068.50; Establishment of Plaintiff's lien in the amount of \$223,984.44; Interest pursuant to the Agreement at rate of 18% per annum on the actual damages above commencing August 17, 2023, until the date of this Judgment; Statutory penalty interest of 1.5% per month under TEXAS PROPERTY CODE 28.004, as to HOTEL CAPITAL SAN ANTONIO, LLC; \$2,500 is a reasonable forecast of reasonable and necessary attorney fees that may be incurred in collecting a Judgment against Defendant; with post-judgment interest thereon at the rate of 8.0% per annum from November 14, 2023 until paid, and all costs of suit, together with a foreclosure of a lien on the above described property.

I, the undersigned agent (or trustee) for Bexar County, hereby give notice that the Bexar County Commissioners Court and myself do not warrant title nor guarantee a title policy on this property. Bexar County is giving only as much title as it has. Whatever charges there are against the property continue past the sale and must be taken care of by the purchaser. All prospective purchasers are put on notice that the property may be subject to mortgages, liens, or other encumbrance. It is the responsibility of all Prospective Purchasers to determine the existence of any legal impediments to title on the above-described property. The highest bidder must immediately on the first Tuesday of January 2026, tender the cash amount of the high bid to myself as agent of trustee for Bexar County. Following the ratification of the sale, I will give a (Trustee's Sheriff's) Deed to the high bidder.

A bidder at the sale must be registered at the time the sale begins with the Sheriff, Deputy Sheriff, or agent conducting the sale.

Given under my hand:

**December 1, 2025.
JAVIER SALAZAR
Sheriff of Bexar County, Texas
12/15, 22, 29**

PUBLIC NOTICE

SHERIFF SALE Real Estate

STATE OF TEXAS COUNTY OF BEXAR

BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued out of the 288th Judicial District Court of Bexar County, Texas on the 6th day of November 2025 by the Clerk thereof in the case of:

**FREDDY OWENS
vs.
JANET JAMES**

No. 2024-CI-06898

And to me as Sheriff, directed and delivered, I will proceed to sell to the highest bidder for cash at 10:00AM on the 6th day of January, 2026 it being the first Tuesday of said month, at the area located outside on the west side of the Bexar County Courthouse which is near the intersection

of South Main Avenue and East Nueva Street, San Antonio, the following property, situated in the County of Bexar and the State of Texas and described as follows; to wit:

WITH JANET JAMES OWNING 20% OF THE SAID PROPERTY; LOTS 1 AND 2 BLOCK 1, NEW CITY BLOCK 626 IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 401 S. PINE, SAN ANTONIO, TEXAS 78203. ("PROPERTY").

Levied on the 10th day of November 2025 and to be sold to satisfy the judgment dated the 11th day of September, 2025 in favor of the Plaintiff FREDDY OWENS recovered against JANET JAMES interest in the property for the sum of \$5,657.70; all costs of court; all costs of advertising; all costs of court and/or expenses of the ensuing Foreclosure/Sheriff's sale with post-judgment interest at the rate of 7.5% per annum from September 11, 2025 until paid, and all costs of suit, together with a foreclosure of a lien on the above described property.

I, the undersigned agent (or trustee) for Bexar County, hereby give notice that the Bexar County Commissioners Court and myself do not warrant title nor guarantee a title policy on this property. Bexar County is giving only as much title as it has. Whatever charges there are against the property continue past the sale and must be taken care of by the purchaser. All prospective purchasers are put on notice that the property may be subject to mortgages, liens, or other encumbrance. It is the responsibility of all Prospective Purchasers to determine the existence of any legal impediments to title on the above-described property. The highest bidder must immediately on the first Tuesday of January 2026, tender the cash amount of the high bid to myself as agent of trustee for Bexar County. Following the ratification of the sale, I will give a (Trustee's Sheriff's) Deed to the high bidder.

A bidder at the sale must be registered at the time the sale begins with the Sheriff, Deputy Sheriff, or agent conducting the sale.

**Given under my hand:
November 10, 2025.
JAVIER SALAZAR
Sheriff of Bexar County, Texas
12/15, 22, 29**

PUBLIC NOTICE

SHERIFF SALE Real Estate

STATE OF TEXAS COUNTY OF BEXAR

BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued out of the 224th Judicial District Court of Bexar County, Texas on the 12th day of November 2025 by the Clerk thereof in the case of:

**VAMVORAS, LTD.
vs.
800 GENTLEMAN RD
BALCONES HEIGHTS
TX 78201, LLC**

No. 2025-CI-10669

And to me as Sheriff, directed and delivered, I will proceed to sell to the highest bidder for cash at 10:00AM on the 6th day of January, 2026 it being the first Tuesday of said month, at the area located outside on the west side of the Bexar County Courthouse which is near the intersection

ed outside on the west side of the Bexar County Courthouse which is near the intersection of South Main Avenue and East Nueva Street, San Antonio, the following property, situated in the County of Bexar and the State of Texas and described as follows; to wit:

TRACT 1: A 2.71 ACRE TRACT OF LAND KNOWN AS THE MOST SOUTHERLY PORTION OF LOT 5, COUNTY BLOCK 5894, COUNTRY GENTLEMAN ESTATES, TOWN OF BALCONES HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5580, PAGE 110, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SOUTHWEST 295.25 FEET OF LOT 5, COUNTY BLOCK 5894, COUNTRY GENTLEMAN ESTATES, ACCORDING TO PLAT RECORDED IN VOLUME 1625, PAGE 341, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND

TRACT 2: A 3.05 ACRE TRACT OF LAND IN BALCONES HEIGHTS, BEXAR COUNTY, TEXAS, BEING OUT OF LOT 4B, COUNTY BLOCK 5894, COU9TRY GENTLEMAN ESTATES, AS RECORDED IN VOLUME 5700, PAGE 166, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE PROPERTY KNOWN AS 800 GENTLEMAN RD., SAN ANTONIO, TEXAS 78201. ("PROPERTY").

Levied on the 14th day of November 2025 and to be sold to satisfy the judgment dated the 6th day of October, 2025 in favor of the Plaintiff VAMVORAS, LTD., recovered against 800 GENTLEMAN RD BALCONES HEIGHTS TX 78201, LLC for the sum of \$3,450.48 together per-judgment interest on such debt at the rate of 7.5% per annum from May 12, 2025, until the date of this judgment, October 6, 2025; reasonable, necessary, equitable and just attorney's fees in the amount of \$1,034.50; all taxable costs of court in the amount of \$562.32 and post-judgment interest thereon at the rate of 7.5% per annum from October 6, 2025 until paid, and all costs of suit, together with a foreclosure of a lien on the above described property.

I, the undersigned agent (or trustee) for Bexar County, hereby give notice that the Bexar County Commissioners Court and myself do not warrant title nor guarantee a title policy on this property. Bexar County is giving only as much title as it has. Whatever charges there are against the property continue past the sale and must be taken care of by the purchaser. All prospective purchasers are put on notice that the property may be subject to mortgages, liens, or other encumbrance. It is the responsibility of all Prospective Purchasers to determine the existence of any legal impediments to title on the above-described property. The highest bidder must immediately on the first Tuesday of January 2026, tender the cash amount of the high bid to myself as agent of trustee for Bexar County. Following the ratification of the sale, I will give a (Trustee's Sheriff's) Deed to the high bidder.

A bidder at the sale must be registered at the time the sale begins with the Sheriff, Deputy Sheriff, or agent conducting the sale.

**Given under my hand:
November 14, 2025.
JAVIER SALAZAR
Sheriff of Bexar County, Texas
12/15, 22, 29**

**Continued on page 10
The Hart Beat - December 15, 2025 - 9**

Continued from page 2

The Fortaleza Cars
6355 Montgomery Dr
San Antonio, TX 78239
The Fortaleza Cars
Owner(s)
(786) 252-4368
Naics No. 441120

Alamo Bud
2501 Bandera Rd, #2
San Antonio, TX 78238
Dk Legacy
Owner(s)
(726) 205-5031
Naics No. 452319

Costa Rita's
6301 Nw Loop 410
San Antonio, TX 78238
Blackout Investments
Owner(s)
(210) 975-6017
Naics No. 722410

Evolution Glass
6320 Attucks Ln
San Antonio, TX 78238
Evolution Glass
Owner(s)
(512) 734-4997
Naics No. 454390

Tiny Cantina
At Ingram Mall
6301 Nw Loop 410, #31
San Antonio, TX 78238
Blackout Investments
Owner(s)
(210) 975-6017
Naics No. 722410

Cupbop -
Korean Bbq In A Cup
2180 Reese St Bldg 1385
San Antonio, TX 78236
Hungry Bros Group
Owner(s)
(435) 999-3386
Naics No. 722513

Jume Thai Food
892 Hood St
San Antonio, TX 78234
Jume Thai Food
Owner(s)
(210) 843-0826
Naics No. 722330

Brandi's Lil Market
13218 Montecito
San Antonio, TX 78233
Brandi Nicole Troncoso
Owner(s)
(210) 540-3714
Naics No. 454110

Nimbus Commercial Landscaping & Irrigation
11935 El Sendero St
San Antonio, TX 78233
Nimbus Commercial Landscaping & Irrigation
Owner(s)
(210) 415-3236
Naics No. 561730

Caliber Therapies
14215 Turtle Rock
San Antonio, TX 78232
Caliber Therapies
Owner(s)
N/A
Naics No. 454110

Digital Information Security
Solutions
227 N Loop 1604 E
San Antonio, TX 78232
Digital Information Security
Solutions
Owner(s)
(210) 776-3973
Naics No. 541519

Crays Event Planning
15135 Mission Oaks St
San Antonio, TX 78232
Crays Event Planning
Owner(s)
(210) 371-1750
Naics No. 561920

Alamo Roofing
3607 Ticonderoga Dr
San Antonio, TX 78230
Alamo Roofing
Owner(s)
(210) 517-1763
Naics No. 238160

Custom Names
& Signs
3114 Tawny Oak Dr
San Antonio, TX 78230
Harmon Benjamin Howser
Owner(s)
(210) 737-3200
Naics No. 339950

Franslux Usa
7800 W Ih-10,
#505
San Antonio, TX 78230
Franslux Usa
Owner(s)
(210) 366-9430
Naics No. 454110

Ogavy's
10211 Ironside Dr
San Antonio, TX 78230
Abelardo Villarreal & Omelia G
Villarreal
Owner(s)
(210) 861-9710
Naics No. 448310

Piada Huebner Oaks
11745 I Hwy 10 W
San Antonio, TX 78230
Piada Huebner Oaks
Owner(s)
(614) 487-9140
Naics No. 722513

Bare Society Wax Bar
6326 Sovereign St,
#129139
San Antonio, TX 78229
Danielle Torres
Owner(s)
(210) 454-3545
Naics No. 812112

Brows To Perfection
6323 Sovereign St
San Antonio, TX 78229
Brows To Perfection
Owner(s)
(210) 557-8173
Naics No. 448310

Kal Rei Properties
7550 W Ih-10, #2028
San Antonio, TX 78229
Kal Rei Properties - Owner(s)
(571) 552-5972
Naics No. 236115

Paanda Sweet
2626 Babcock Rd Apt 903
San Antonio, TX 78229
Angela De La Cruz- Owner(s)
(210) 663-6365
Naics No. 711510

Redbird Liquidations
5302 Glenridge Dr
San Antonio, TX 78229
Redbird Liquidations - Owner(s)
(210) 800-1784
Naics No. 452319

Wavy Baby's Fun Finds
5419 King Richard St
San Antonio, TX 78229
Wavy Baby's Fun Finds
Owner(s)
(210) 705-0593
Naics No. 453998

Doggiestoredeals
103 Hillsdale Dr
San Antonio, TX 78227
Jose Omar Gallardo
Owner(s)
(210) 749-6420
Naics No. 453910

Ultimate Handyman
339 Stimmel St
San Antonio, TX 78227
Ultimate Handyman - Owner(s)
(210) 687-9017
Naics No. 236118

A-Mex
Food Mart
1422 Cupples Rd
San Antonio, TX 78226
Rfam Enterprises
Owner(s)
(210) 725-9033
Naics No. 447110

Macaw
Parrot & Labubu
119 Carroll St
San Antonio, TX 78225
Weide Lin
Owner(s)
(725) 244-7731
Naics No. 451120

Qin's Labubu
119 Carroll St
San Antonio, TX 78225
Qin Zheng
Owner(s)
(312) 434-0282
Naics No. 451120

Jmk
Charms N More
11339 Highcrest Dr
San Antonio, TX 78224
Priscilla Herrera & James
Herrera
Owner(s)
(210) 723-6428
Naics No. 453220

Ktm Sushi
3150 Sw Military Dr
San Antonio, TX 78224
Ktm Sushi
Owner(s)
(213) 448-6477
Naics No. 722310

B C Printing
111 Pickwell Dr
San Antonio, TX 78223
Brenda Olvera
Owner(s)
(210) 859-4401
Naics No. 323111

Kaizen Fried Rice Bowls
3106 Mcdonald Oak
San Antonio, TX 78223
Jeremy Casas - Owner(s)
(210) 889-4528
Naics No. 722310

Pepe's Barbcoa
2250 S Ww White Rd
San Antonio, TX 78222
Yolanda L Salinas - Owner(s)
(210) 912-4685
Naics No. 722513

Tc Leather Shop
4611 Pecan Grove Blvd
San Antonio, TX 78222
Thomas Cavazos
Owner(s)
(210) 723-2232
Naics No. 454390

Yesenia Delarosa
4263 Valleyfield St
San Antonio, TX 78222
Yesenia Delarosa - Owner(s)
(210) 724-7124
Naics No. 424330

Aaa Services Ac & Heating
1315 Buggy Pkwy
San Antonio, TX 78221
Aaa Services Ac & Heating
Owner(s)
(210) 702-0838
Naics No. 238220

Adrian Escobedo
207 W Chavaneaux Rd
San Antonio, TX 78221
Adrian Escobedo
Owner(s)
(210) 728-1772
Naics No. 454390

B & B Smokehouse
2619 Pleasonton Rd
San Antonio, TX 78221
Sabtej Holdings - Owner(s)
(210) 921-2745
Naics No. 722511

Easy, Elegant Charcuterie Boards for Effortless Holiday Hosting

FAMILY FEATURES

When holiday occasions call for you to don your hosting cap, skip complicated appetizers and hors d'oeuvres to instead serve sustainable charcuterie with sommelier-approved wine pairings. After all, simplicity can still equal premium flavor with the right meats, cheeses and libations.

It doesn't take a hosting expert or pairing professional to create a spread that's as memorable as it is delicious. Charcuterie boards made with just a few ingredients can start the festivities on a high note by wowing loved ones with your pairing prowess.

Amaze your guests (and even yourself) by starting with heritage breed pork in small-batch artisanal production from Niman Ranch, whose independent family farmers and ranchers raise all animals with no antibiotics or added hormones ever. Their commitment to humane practices and sustainability leads to the exceptional flavor and tenderness your crowd craves and can taste in every bite.

Match the selection of meats – like prosciutto, genoa salame or capocollo in these recipes – with complementary cheeses and accents such as crostini, olives or even thyme-infused honey for an extra special touch. Finally, find the perfect bottle of wine for each board to round out a palate-pleasing spread that suits each guest's preferred pairing profile.

With flavor, sustainability and a personal touch, charcuterie can bring holiday occasions to life for you and your loved ones. Visit NimanRanch.com to find more seasonal inspiration and charcuterie solutions.



Capocollo, Aged Cheddar, Thyme Honey and Txakoli

Niman Ranch Capocollo Aged sharp cheddar cheese Thyme-infused honey Txakoli wine

Start your cheese board or platter with savory capocollo

laced with pockets of cured fat that balance out the meat. Its mild smokiness works well with an aged sharp cheddar for a salty, intriguing but complementary match. Serve with a side of thyme-infused honey for herbaceous sweetness. Pair with Txakoli, a dry Spanish wine that's easy to drink with hints of salt and pinesap.



Genoa Salame, Vintage Grand Ewe and Syrah

Niman Ranch Genoa Salame Aged, firm sheep's cheese, such as Vintage Grand Ewe Olives Syrah wine

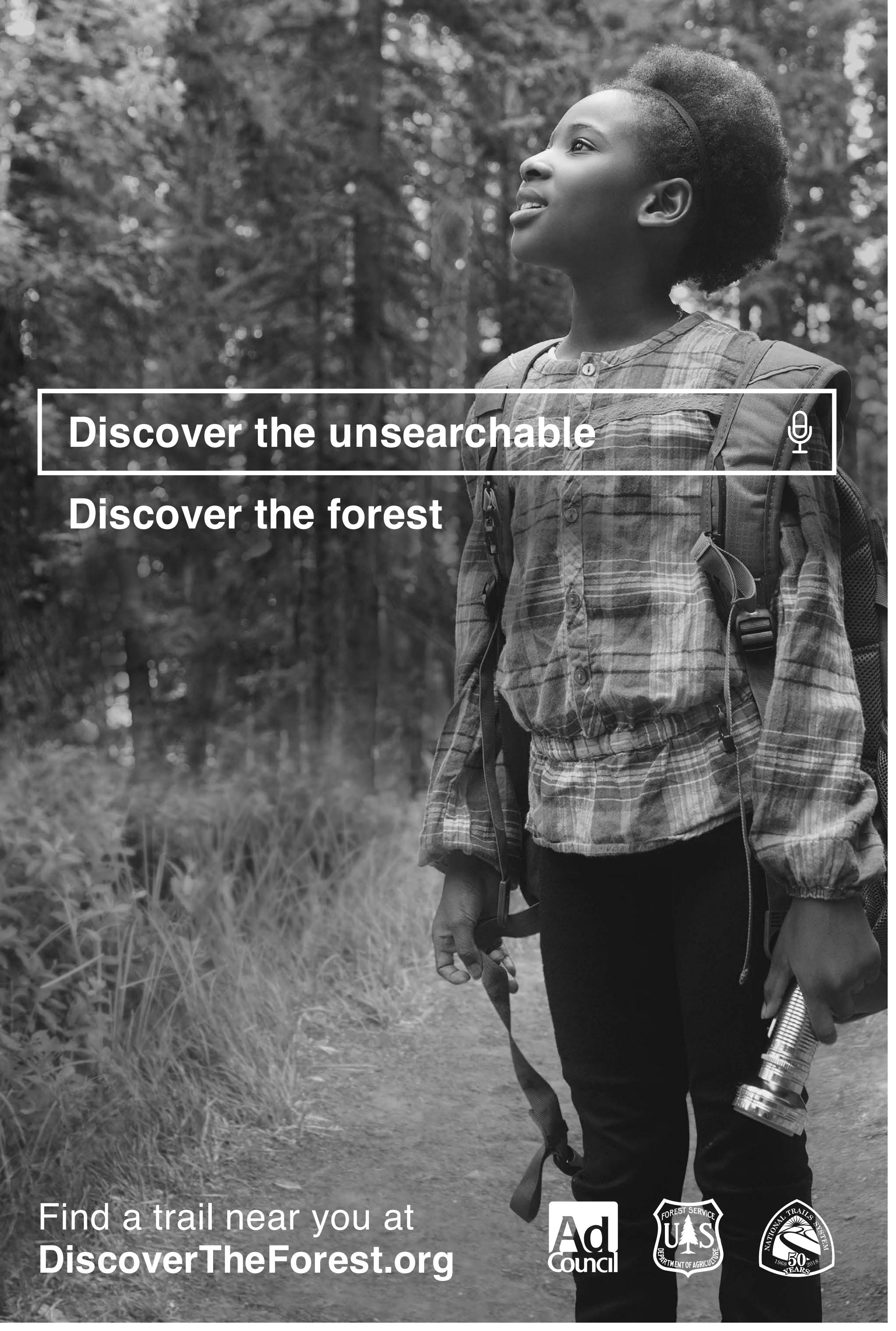
On a cheese board or platter, arrange genoa salame, featuring the rich flavors pulled from the spices and wine used in its making. Pair with an aged, firm sheep's cheese such as Vintage Grand Ewe, with notes of toasted almond, maple syrup and cultured butter. The sweetness of the cheese gives way to the genoa salame to be the star. Finish the board with skewered olives and serve with an unfussy red wine low in tannins like Syrah.



Prosciutto, Sottocenere and Aligote

Niman Ranch Prosciutto Firm cheese, such as Sottocenere Toasted crostini Aligote wine

On a cheese board or platter, arrange buttery, silky prosciutto with Sottocenere, a firm cheese speckled with black truffle, or any firm cheese striped with dill or paprika or washed in ale. To round out these savory flavors, pair with Aligote, a white burgundy from France that's citrusy but refined with hints of green apple and honeydew.



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