

THE HARTBEAT

San Antonio Bexar County Texas Volume 68 Number 118 Wednesday December 17, 2025

Serving the City of San Antonio and the surrounding area



ASK RUSTY

SOCIAL SECURITY MATTERS

by Russell Gloor, National Social Security Advisor at the AMAC Foundation, the non-profit arm of the Association of Mature American Citizens

Ask Rusty – About Remarrying and Benefits from an Ex-spouse

Dear Rusty: I am almost 57, divorced after a 14-year marriage. My former spouse is 15 years older than I and made significantly more money than me. I am required to retire from my job at age 60 but expect to keep working in some capacity.

I have a girlfriend of a similar age to me. She did not earn as much as her former husband as she mainly raised their children. She is also divorced from an older spouse who made more money than she did. I am trying to figure out if we will be penalized if we marry, or if it matters if we wait until after we reach 60 years of age. Can I claim my own benefits when I become eligible at 62, then claim survivor benefits later, whenever my former spouse passes? Is that affected if, or when, I remarry? I do not want to give up my potential survivor benefits from my ex-spouse. Are those affected if I remarry?

If I understand correctly, if I remarry even after 60, we would both forfeit divorced spousal benefits, is that right? Given that my girlfriend's former spouse probably made more money than I, would she be forfeiting her former spousal benefits if we were to marry, even after age 60?

Lastly, I am considering retiring abroad as an expat. Any suggestions about how that would affect our Social Security benefits? Signed: Starting Over

Dear Starting Over: With certain exceptions, benefits from a living ex-spouse cannot be collected if you remarry (regardless of your age when you remarry). So, from what you've shared, whenever you remarry both you and your new wife will forfeit eligibility for benefits from your respective ex-spouses while they are living (FYI, there are exceptions for those who are disabled).

However, the rules

See
EX-SPOUSE
on page 2



Unwrap the Holidays With Peppermint Bark

(StatePoint) It's not the holiday season without the classic treats that bring friends and family together.

"For so many people, peppermint bark marks the moment the holidays truly begin," says Bobby Oliver, VP of Marketing at Ghirardelli. "It's more than a treat. It's a holiday tradition that brings joy, delight and that first spark of seasonal spirit."

To help you kick off the holidays, The Ghirardelli Chocolate Company is ushering in the season with the return of its festive lineup of Peppermint Bark, with more offerings than ever before. They're also offering these joyful ideas for integrating this iconic holiday treat into every occasion:

- Use individually wrapped Ghirardelli Peppermint Bark Squares as merry and bright stocking stuffers.

- Show up to every holiday gathering this season with individually wrapped Ghirardelli Peppermint Bark Squares in hand – it's the perfect seasonal hostess gift.

- Make guests feel welcome by brightening up your candy dish with festive Peppermint Bark.

- Impress loved ones by featuring Peppermint Bark in decadent holiday creations, such as snack mix and cheesecake.

- After stringing up holiday lights or visiting an outdoor holiday market, warm up with a cup of hot cocoa served with a Peppermint Bark Square.

- Peppermint Bark is available in a range of formats, from individually wrapped squares to assorted holiday bags and gifts, and can be found at major retailers nationwide and online, making it easy to sweeten the season for loved ones near and far.

Don't let the season pass without igniting your holiday spirit with the classic combination of premium rich chocolate layers and refreshing peppermint flavor.

Available for a limited time only, be sure to get them before they're gone. For holiday recipes, ideas and inspiration, visit ghirardelli.com.



Higher EDge Conference Boosts Partnerships for Workforce Readiness

Austin, Texas – More than 500 people attended the Texas Higher Education Coordinating Board's annual conference this week as Texas continues to foster partnerships for student success in every region of the state.

The Higher EDge conference was a great opportunity for attendees to discuss programs and ideas on strengthening higher education pathways from workforce certificates to doctoral degrees.

More than 60 panelists spoke in sessions on topics specific to this year's conference theme: From Classroom to Career. Examples of sessions included college and career planning; programs that upskill and reskill Texans for high demand jobs; improving credit transfers across institutions; financial aid for first-generation and low-in-

come students; and partnerships that help working adults and veterans access career-focused education.

"Our annual conference is a great opportunity to hear from a broad spectrum of partners who are critical to building Texas's future workforce," said Commissioner of Higher Education Wynn Rosser. "We invited students, higher education leaders from two-and-four-year institutions, policy makers, non-profit groups, and representatives from Texas industries to learn and network. Their valuable input and exchange of ideas are all part of a collaborative effort that contributes to our higher education strategic plan Building a Talent Strong Texas."

More details on the statewide strategic plan Building a Talent Strong Texas can be found on the THECB website.

THE HART BEAT

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are different for a surviving ex-spouse: if you remarry before age 60, you will forfeit your surviving ex-spouse benefit. But if you remarry after age 60, you retain eligibility to collect survivor benefits from a deceased former spouse. So, if you and your girlfriend remarry after you are both age 60, you will both still be able to claim survivor benefits based on your former spouses' records.

And, yes, it is possible for you to initially claim your own SS retirement benefit at 62 and claim your surviving ex-spouse benefit later (after your for-

mer spouse dies). Provided you remarry after age 60 you do not lose that option, but if you were to claim a surviving ex-spouse benefit before reaching your full retirement age (FRA), the monthly payment amount would be reduced (all SS benefits taken before FRA are reduced).

Note too, that if you plan to continue working after you are first eligible for SS benefits, Social Security has an "earnings test" which limits how much you can earn from working while collecting early benefits. The limit changes yearly (for 2025 it is \$23,400) and if exceeded, SS will take back \$1 in benefits for every \$2 you are over the limit. And, as you likely know, claiming at age 62 will also mean a benefit payment of about 30% less than available at your FRA of 67. So, if you plan to work after age 62 and plan to claim early SS, you should take the "earnings test" into consideration. FYI, the earning test no longer applies after you reach your full retirement age.

Now, regarding retiring overseas, be aware that Social Security has limits on where you can collect U.S. Social Security benefits. I suggest you use Social Security's Payments Abroad Screening Tool to find out if benefits are payable wherever you plan to retire abroad. That SSA tool can be found here:

https://www.ssa.gov/international/payments_outsideUS.html

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Owner(s)
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Continued on page 6

THE HART BEAT

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The Hart Beat (USPS 577-740) is published Mondays, Wednesdays and Fridays except legal holidays, the Friday following Thanksgiving Day, Good Friday, the Battle of Flowers Parade Day, Christmas Eve and New Year's Eve for \$100 per year by SA Legal News, LLC, 8601 Barn Owl, San Antonio, Texas 78255-3619. Periodicals postage paid at San Antonio, Texas. POSTMASTER: Send all address changes to The Hart Beat, 8601 Barn Owl, San Antonio, Texas 78255-3619.

Subscriptions are delivered by mail and are payable in advance. No refunds are given on subscriptions. Failure of the subscriber to notify change of address will result in corresponding loss of subscription time. Single copies are \$1 and back issues are \$2 plus a \$3 handling fee.

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Email preferred, or Mail to:
The Hart Beat,
17503 LaCantera Pkwy. Ste., 104, #233,
San Antonio, TX 78257

All articles are subject to being edited. Publication cannot be guaranteed.

Legal Notices

NOTICES TO CREDITORS

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF ROBIN STONE as Independent Executor of the Estate of Gay Robin Boyer, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-03909.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 8th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of William McClelland Pearson, 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 D. PEARSON
Independent Executor of the Estate of William McClelland Pearson, Deceased.

Address: c/o Werner & Augsburger, Attorneys, Attn: Candice C. Contreras, 11010 Coachlight Street Suite 100, San Antonio, Texas 78216.

Dated at San Antonio, Tex-

as, December 11, 2025.

12/17

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 8th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of William McClelland Pearson, 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 D. PEARSON
Independent Executor of the Estate of William McClelland Pearson, Deceased.

Address: c/o Werner & Augsburger, Attorneys, Attn: Candice C. Contreras, 11010 Coachlight Street Suite 100, San Antonio, Texas 78216.

Dated at San Antonio, Tex-

as, December 11, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DOUGLAS RICHARD MELNICK as Guardian of the Estate of Irma Melnick, An Incapacitated Person.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03142.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 18th day of November, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Guardian of the Estate of Irma Melnick, An Incapacitated Person.

Notice is hereby given that Letters of Guardianship 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.

DOUGLAS RICHARD
MELNICK
Guardian of the Estate of Irma Melnick, An Incapacitated Person.

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

Dated at San Antonio, Tex-

as, December 11, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF LAURA D. HERNANDEZ as Independent Executrix of the Estate of Gilbert Solis, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03769.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 15th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Executrix of the Estate of Gilbert Solis, 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.

LAURA D. HERNANDEZ

Independent Executrix of the Estate of Gilbert Solis, 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, Tex-

as, December 15, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF RANDALL HUNTER HOUSE as Independent Executor of the Estate of Tiffany Laurel House, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-03489.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 9th 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 Tiffany Laurel House, 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.

RANDALL HUNTER HOUSE
Independent Executor of the Estate of Tiffany Laurel House, Deceased.

Address: c/o Schoenbaum, Curphy & Scanlan, P.C., Attorneys, Attn: Darin N. Digby, 112 E. Pecan Street, Ste. 1240, San Antonio, Texas 78205.

Dated at San Antonio, Tex-

as, December 12, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF PAULA SOMERVILLE as Independent Executor of the Estate of Dolores Tebussek Price, aka Dolores J. Price, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-02838.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 25th 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 Dolores Tebussek Price, aka Dolores J. Price, 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.

PAULA SOMERVILLE
Independent Executor of the Estate of Dolores Tebussek Price, aka Dolores J. Price, Deceased.

Address: c/o Texas Horizons Law Group, Attorneys, Attn: Grace G. Kunde, 536 E. Court, Seguin, Texas 78155.

Dated at San Antonio, Tex-

as, December 15, 2025.

12/17

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.

ANGEL DE PALMA

AKA ANGEL DEPALMA

Independent Administrator of the Estate of Bob Lee Mode, Deceased.

Address: c/o Robbins Estate Law, Attorneys, Attn: Rashmi P. Krishnappa, 3800 N Lamar Blvd Suite 200, Austin, Texas 78756.

Dated at San Antonio, Tex-

as, December 12, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF PATRICIA BLACK, FKA PATRICIA A. ELIZONDO as Independent Executor of the Estate of Juan L. Elizondo, aka Juan Lopez Elizondo, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-02357.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 21st day of November, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Guardian of the Estate of Juan L. Elizondo, aka Juan Lopez Elizondo, 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.

CLIFFORD PEVETO

Guardian of the Estate of William Eugene Peveto, An Incapacitated Person.

Address: c/o Marquardt Law Firm, Attorneys, Attn: Todd A. Marquardt, 14603 Huebner Road, Suite 3801, San Antonio, Texas 78230.

Dated at San Antonio, Tex-

as, December 12, 2025.

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Dated at San Antonio, Tex-

as, December 11, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF CLIFFORD PEVETO as Guardian of the Estate of William Eugene Peveto, An Incapacitated Person.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-02372.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 12th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Guardian of the Estate of William Eugene Peveto, An Incapacitated Person.

Notice is hereby given that Letters of Guardianship 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.

CLIFFORD PEVETO

Guardian of the Estate of William Eugene Peveto, An Incapacitated Person.

Address: c/o Marquardt Law Firm, Attorneys, Attn: Todd A. Marquardt, 14603 Huebner Road, Suite 3801, San Antonio, Texas 78230.

Dated at San Antonio, Tex-

as, December 12, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DONNA SMITH DEARMOND as Independent Executor of the Estate of David Lee Smith, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03862.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 9th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of David Lee Smith, 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.

DONNA SMITH DEARMOND

Independent Executor of the Estate of David Lee Smith, Deceased.

Address: c/o Maverick Law, Attorneys, Attn: Brian Maverick, 6515 Broadway, San Antonio, Texas 78209.

Dated at San Antonio, Tex-

as, December 15, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF MILTON O. JOHNSON, JR. as Independent Executor of the Estate of Robert H. Callies, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03823.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 29th day of October, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of Robert H. Callies, 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 GARCIA

Independent Executor of the Estate of Robert H. Callies, Deceased.

Address: c/o Jodi Head Lopez and Associates, Attorneys, Attn: Jodi Head Lopez, 206 FM 78, Schertz, Texas 78154.

Dated at San Antonio, Tex-

as, December 15, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

Continued from page 3

WHEREAS, on the 9th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Robert H. Callies, 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.

MILTON O. JOHNSON, JR. Independent Executor of the Estate of Robert H. Callies, Deceased.

Address: c/o Maverick Law, Attorneys, Attn: Brian Maverick, 6515 Broadway, San Antonio, Texas 78209.

Dated at San Antonio, Texas, December 15, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF GERALD LINEBERGER as Independent Administrator of the Estate of Claudia R. Lineberger, aka Claudia Robertson Lineberger, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-00705.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 24th day of November, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of Claudia R. Lineberger, aka Claudia Robertson Lineberger, 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.

GERALD LINEBERGER Independent Administrator of the Estate of Claudia R. Lineberger, aka Claudia Robertson Lineberger, Deceased.

Address: c/o Davidek Law Firm, PLLC, Attorneys, Attn: Keith McMahon, 493 S. Seguin Avenue, New Braunfels, Texas 78130.

Dated at San Antonio, Texas, December 12, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF LAIRD H. MCNEIL as Independent Executor of the Estate of Frank S. Vasquez, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2024-PC3-04389.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 8th 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 Frank S. Vasquez, 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.

LAIRD H. MCNEIL Independent Executor of the Estate of Frank S. Vasquez, Deceased.

Address: c/o Law Office of Laird H. McNeil, Attorneys, Attn: Laird H. McNeil, 17806 IH-10 W Suite 300, San Antonio, Texas 78257.

Dated at San Antonio, Texas, December 12, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF ALEXANDRA AYERS as Independent Executor of the Estate of Stuart T. Schoch, aka Stuart Terrence Schoch, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-02713.

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 Executor of the Estate of Stuart T. Schoch, aka Stuart Terrence Schoch, 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.

ALEXANDRA AYERS Independent Executor of the Estate of Stuart T. Schoch, aka Stuart Terrence Schoch, Deceased.

Address: c/o Nobile Law Firm, Attorneys, Attn: Corey Nobile, 7550 W IH-10, Suite 800, San Antonio, Texas 78229.

Dated at San Antonio, Texas, December 15, 2025.

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF MONICA KVETON as Independent Executor of the Estate of Helen Kopczynski-Antonelli, aka Helen Dorothy Kopczynski, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03359.

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 Helen Kopczynski-Antonelli, aka Helen Dorothy Kopczynski, 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.

MOLLY ANNE EVERETT Independent Administrator of the Estate of Mark Anthony Chapa, Deceased.

Address: c/o The J.M. Dickerson Law Firm, Attorneys, Attn: Ysenia Schubert, 790 S Castell Avenue, New Braunfels, Texas 78130.

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

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF FROST BANK as Independent Executor of the Estate of Linda Blackburn, aka Linda G. Blackburn, Linda Gayle Sherbert, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03470.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 11th 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 Linda Blackburn, aka Linda G. Blackburn, Linda Gayle Sherbert, 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.

FROST BANK Independent Executor of the Estate of Linda Blackburn, aka Linda G. Blackburn, Linda Gayle Sherbert, Deceased.

Address: c/o Heard & Smith, LLP, Attorneys, Attn: Andrew Travis Smith, 9601 McAllister Freeway, Suite 620, San Antonio, Texas 78216.

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

12/17

PUBLIC NOTICE

WHEREAS, on the 8th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator with Will Annexed of the Estate of Roy A. Orluk, Jr., 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.

ELAINE ORLUK, AKA ELAINE MARIE ORLUK Independent Administrator with Will Annexed of the Estate of Roy A. Orluk, Jr., Deceased.

Address: c/o Heard & Smith, LLP, Attorneys, Attn: Andrew Travis Smith, 9601 McAllister Freeway, Suite 620, San Antonio, Texas 78216.

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

12/17

EDWARD M. CERVANTES Independent Executor of the Estate of Michael Anthony Rodriguez, aka Michael A. Rodriguez, Deceased.

Address: c/o Law Office of Kathleen Ebert Viesca, Attorneys, Attn: Kathleen Ebert Viesca, 334 East Summit Ave., San Antonio, Texas 78212.

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

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF EDNA SMITH as Independent Executor of the Estate of Barbara Jean Mueller, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03686.

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 Co-Executors of the Estate of Gary Monroe McKenzie, 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.

SCOTT GARY MCKENZIE SHAWN DANIEL MCKENZIE Co-Executors of the Estate of Gary Monroe McKenzie, Deceased.

Address: c/o Law Office of Lacey P. Whitten, Attorneys, Attn: Lacey P. Whitten, 8610 N. New Braunfels Avenue, Suite 605, San Antonio, Texas 78217.

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

12/17

& SHAWN DANIEL MCKENZIE as Co-Executors of the Estate of Gary Monroe McKenzie, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-03705.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 18th day of November, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Co-Executors of the Estate of Gary Monroe McKenzie, 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.

SCOTT GARY MCKENZIE SHAWN DANIEL MCKENZIE Co-Executors of the Estate of Gary Monroe McKenzie, Deceased.

Address: c/o Law Office of Lacey P. Whitten, Attorneys, Attn: Lacey P. Whitten, 8610 N. New Braunfels Avenue, Suite 605, San Antonio, Texas 78217.

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

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF SCOTT GARY MCKENZIE & SHAWN DANIEL MCKENZIE as Co-Executors of the Estate of Shirlyn Bonnie McKenzie, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03757.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 10th day of December, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Co-Executors of the Estate of Shirlyn Bonnie McKenzie, 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.

EDNA SMITH Independent Executor of the Estate of Barbara Jean Mueller, Deceased.

Address: c/o Law Office of Lacey P. Whitten, Attorneys, Attn: Lacey P. Whitten, 8610 N. New Braunfels Avenue, Suite 605, San Antonio, Texas 78217.

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

12/17

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DAVID H. BOLDT as Independent Executor of the Estate of Joanne S. Boldt, aka Joanne Estelle Boldt, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03535.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 18th 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 Joanne S. Boldt, aka Joanne Estelle Boldt, 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.

DAVID H. BOLDT Independent Executor of the Estate of Joanne S. Boldt, aka Joanne Estelle Boldt, Deceased.

Address: c/o Law Office of Lacey P. Whitten, Attorneys, Attn: Lacey P. Whitten, 8610 N. New Braunfels Avenue, Suite 605, San Antonio, Texas 78217.

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

12/17

CITATIONS BY PUBLICATION

PUBLIC NOTICE

CASE NO. 2025-CI-07713

ROCKET MORTGAGE, LLC vs.

C H E T A L

(Note: Attached Documents may contain additional litigants)

IN THE 285TH DISTRICT COURT BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

Continued on page 5

salegalnews.com

Continued from page 4

"THE STATE OF TEXAS"
DIRECTED TO: **THE UNKNOWN HEIRS OF LISA L. HARD, DECEASED, 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 **5th day of January, 2026**, at
or before 10:00 a.m. before the
Honorable District Court of Bexar
County for the **285th District
Court** of Texas filed on the on
this the **7th 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. 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 FORECLOSURE**

This is an In Rem action relating to a secured interest encumbering real property commonly known as 6831 Cutting Creek, San Antonio, TX 78244 and with the legal description of Land Situated in the City of San Antonio in the County of Bexar in the State of TX Lot 35, Block 11, New City Block 17730, Woodlake Meadows Subdivision Unit 3, a Subdivision in the City of San Antonio, Bexar County, Texas, According to the Map or Plat Thereof Recorded in Volume 9568, Pages 44-45 of the Deed and Plat Records of Bexar County, Texas. The Petition alleges that the record owner of the property, Lisa L. Hard is deceased and that some of her Heirs, Assigns and Devisees are Unknown.

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 20TH DAY OF NOVEMBER, 2025.

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

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

CITATION BY PUBLICATION

"THE STATE OF TEXAS"
DIRECTED TO: **UNKNOWN HEIRS AT LAW OF ROBERT LOUIS GIBSON, 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 **12th 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 **25th 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 from the date of issuance, the same being Monday the on this the **12th 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 **25th 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 from the date of issuance, the same being Monday the on this the **12th 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 **25th 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 from the date of issuance, the same being Monday the on this the **12th 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 **25th day of September, 2025**.

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

The Petition seeks an order to foreclose the lien on the property and assert a claim to the property located at 7538 Rustic Trail, San Antonio, TX 78244 and legally described as: Lot 142, Block 1, Ventura Subdivision, Unit 2, Situated In Bexar County, Texas, According To The Plat Thereof, Recorded In Volume 9200, Page 53, 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 24TH DAY OF NOVEMBER, 2025.

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

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 **12th 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 **25th 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 from the date of issuance, the same being Monday the on this the **12th 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 **25th day of September, 2025**.

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

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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 24TH DAY OF NOVEMBER, 2025.

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

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

Kathryn Nichole Dahlin
Attorney for Plaintiff
13105 Northwest Fwy
Suite 960
Houston TX 77040-6356
11/26, 12/3, 10, 17

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the SAePS portal for the REQUEST FOR PROPOSALS FOR PAYMENT CARD INDUSTRY DATA SECURITY STANDARDS COMPLIANCE ASSESSMENT. Online bid will be released on December 11, 2025, and are due on January 20, 2026, at 11:00 a.m. CT.

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

Troy Elliott
Chief Financial Officer
Finance Department

12/17

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS, The City of San Antonio will utilize online bidding via the SAePS portal for the REQUEST FOR PROPOSALS FOR ANNUAL CONTRACT FOR OCCUPATIONAL HEALTH TESTING. Online bid will be released on

December 17, 2025, and are due on February 3, 2026, at 11:00 AM CT.

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

Troy Elliott
Chief Financial Officer
Finance Department

12/17

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS

The City of San Antonio will utilize online bidding via the SAePS portal for the REQUEST FOR COMPETITIVE SEALED PROPOSALS FOR ANNUAL CONTRACT FOR WINDOW CLEANING SERVICES CITY-WIDE. Online bids will be released on 12/17/2025, and are due on 2/2/2026, at 11:00 AM CT. Sealed bids will be publicly read aloud via WebEx by the Finance Department, Procurement Division at 11:30 AM CT on 2/2/2026. Access Bid Opening WebEx meeting at 1-415-655-0001, Meeting# (access code): 2633 992 1962, 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

12/17, 29

PUBLIC NOTICE

INVITATION TO BIDDERS

Solicitation No. CO-00765

SEALED BIDS are requested by the **San Antonio Water System** for the construction of approximately 9,700 LF of 18" sewer main for the **STONEHILL OFF-SITE SEWER EXTENSION PHASE II PROJECT**, SAWS JOB NO. 24-4402.

To view additional project information, as well as obtain the plans and specifications for this project, visit our website located at www.saws.org and click on the Business Center. Then select Bidder, Consultant, and Vendor Registration, which is located on the left-hand side of the screen. Select the Register Now button and proceed with registration.

For difficulties downloading plans and specifications, contact the Contracting Department at 210-233-3341.

For questions regarding this solicitation, technical questions, or additional information, please contact Stephen Muñiz, Contract Administrator, in writing via email to stephen.muniz@saws.org until 3:00 PM (CST) on January 5, 2026. Answers to the questions will be posted to the web site by 3:00 PM (CST) on January 12, 2026, as a separate document or included as part of an addendum.

Please be advised that Bidders are prohibited from communicating with any other SAWS staff, the Consultant, or City of San Antonio officials regarding this IFB up until the contract is awarded as outlined in the Instructions to Bidders.

Bids will be received either Electronically or through Sealed bids, until 2:00 PM (CST), on January 21, 2026. Electronic bids will be received via the secure SAWS FTP site. Sealed bids will be received by Contract Administration, 2800 U.S. Hwy 281 North, Tower II, Customer Center Building, via a drop box located on the left wall when walking through the first set of double glass doors of the main Tower II entry on the north side of the building, San Antonio, Texas 78212. See the

Electronic Bid Opening Instructions attachment for additional information regarding an electronic bid submittal. Electronic bids shall be accompanied by a bid bond in an amount not less than five percent of the total bid price. (Or, if providing SAWS with a cashier's check or certified check in an amount not less than five percent of the total bid price, SAWS will request this within 24 hours from the apparent low bidder. Sealed bids must be accompanied by a cashier's check, certified check, or bid bond in an amount not less than five percent of the total bid price. Bids will then be publicly read aloud by Contract Administration via WebEx. LINK: <https://saws.webex.com/> Meeting, Number: 2487 778 1974, Meeting Password: CO-00765, Join by Phone: 210-233-2090.

SEALED BIDS will be received by the Purchasing Director, **San Antonio Water System**, 2800 US Hwy 281 North (78212), until 3:00 p.m., December 29, 2025 and then publicly opened and read aloud for furnishing. **Bid Name: ONE TIME PURCHASE OF VARIOUS LIGHT DUTY PICKUP TRUCKS; Bid No.: 25-25150**

Bid forms may be obtained from the undersigned or the SAWS Purchasing electronic bidding platform located at <https://sawsbid.ionwave.net/Login.aspx>. Bids will be accepted through this platform.

The right is reserved to reject any or all bids and to waive formalities.

San Antonio Water System
Richard A. Marsh,
Director – Purchasing
12/10, 17

NOTICES OF PUBLIC SALE (AUCTIONS)

PUBLIC NOTICE

Storage Mart #0602 at 400 W Olmos Dr, San Antonio, TX 78212, 210-737-0189 @ 11 AM: #1520 Janet Martinez, #2322 Gabriela Gonzalez, #2515 Antonio Quinonez, #2925 Goerge Lopez, #3541 Chris Jimenez.

Storage Mart #0603 at 1575 Thousand Oaks Dr, San Antonio, TX 78232, 210-494-0628 @ 11 am: #602 Amy Prentice.

Storage Mart #0604 at 9580 Potranco Rd, San Antonio, TX 78251, (210) 680-1081 @ 11 am: #130 Xitlalli Campos, #325 Joseph Solis.

Storage Mart #0605 at 12430 Bandera Rd, Helotes, TX 78023, 210-797-7413 @ 11 AM: #1111 Carlos Sarmiento, #1312 Kendra Mann, #1401 Bavarian Forest HOA, #1402 Zachary Zertuche, #1415 Alexis Berry, #1416 Natasha Fields, #1501 Matthew Moran, #1569 Richard Lafield, #1575 Lorena Garcia, #1620 Gabrielle Garner.

StorageMart #0606 at 10930 Braun Rd, San Antonio, TX 78254, 210-964-8316 @ 11 AM: #410 Daniel Nunez, #549 Kenneth Pope.

Storage Mart #0670 at 8615 Marbach Rd, San Antonio, TX 78227, 210-670-2242 @ 11 am: #124 Laura Quintero, #203 Gloreather Williams, #208 Emma Aldaco, #251 Luis Cordova, #501 Melissa Arriaga, #519 Janelle Shanklin-Hutson, #621 Chanele Rowan, #718 Ian Avila, #824 Christopher Trevino, #1013 Norma Rodriguez, #2109 Gloria Schafer, #2194 Ricardo Chavez, #2232 Kyra Torrent, #2243 Sheyenne Belovoskey, #2254 Savannah Hernandez.

Storage Mart #0671 at 17267 Overlook Loop, San Antonio, TX 78259, 210-549-4252 @ 11 am: #1509 Amanda Stuebben, #1519 Amanda Stuebben, #3043 Deserae Posada, #3184 Kishmiel County, #3240 Holly Gayhart, #8107 Tia Coley, #8138 Erin Ahern.

Storage Mart #0690 at 8114 City Base Landing, San Antonio, TX 78235, 210-405-3265 @ 11 AM: #1093 LaNisha Williams, #2155 Virginia Davila, #2169 Crystal Lopez, #2251 Joann Leyva, #2286 Kelli Feliciano.

UPON CURSORY INSPECTION, ITEMS INCLUDE: tools, bikes, workout equipment, household furniture, appliances, luggage, clothes, kids' items, boxes and totes of misc. items.

Items will be sold or otherwise disposed of on January 2, 2026 @ 11:00 am at the location listed below to satisfy owner's lien in accordance with state statutes.

Continued on page 6
The Hart Beat - December 17, 2025 - 5

Continued from page 5

All bidders must go online <https://www.storagegettreasures.com/> to participate in this auction. Online bidding will commence December 22, 2025.

12/17, 22

PUBLIC NOTICE

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that the following will be sold to the highest bidder with bidding to take place at lockerfox.com on **Monday the 29th day of December, 2025 at 12:00 PM** to satisfy a landlords lien, pursuant to Chapter 59, Texas Property Code. Payment to seller via credit/debit card and pickup at the facility. Self- Storage unit contents of the following customers containing household and other goods will be sold.

10 FEDERAL STORAGE, 4510 Texas Palm Dr, Converse, TX, 78109- Jasmine Wade. Jason Cameron. Rogelio Limon. Adriana Mckenzie. Yvette M Sobilo. Krista Cox. Benjamin Esqueda. Liza Ortegon. Marissa Williams. Jashonee Wilson. Ruby Santos. Jorge Palacios. Talisha Ellis. Amanda Brandon. Hilda Chenevert. Chandra Johnson

10 FEDERAL STORAGE, 5550 FM 1516, Converse, TX, 78109- Devin Mathers. Ruben Laque. Sabrina Caldwell. Marcus Marecheau. Christine Maldonado. Jeremy Hobson.

12/10, 17

PUBLIC NOTICE

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for **CASH** by **CUBESMART MANAGEMENT, LLC AS AGENT FOR OWNER** to satisfy a lien on **January 6, 2026 at approx. 12:00 PM – 12:15 PM at www.storagegettreasures.com:**

Cubesmart Asset Management, LLC as Agent for Owner 7930 SW Loop 410, San Antonio, TX 78242- Demario White, Cameron Clay, Lakisha Allen, Manuel Pineda, Ashley Stewart, David Rosas, Krystal Granato, Gloria Carranza, Robin Fonseca, Michael Vargas.

Cubesmart Asset Management, LLC as Agent for Owner 9975 Marbach Rd., San Antonio, TX 78245- Windy McGee

Cubesmart Asset Management, LLC as Agent for Owner 19322 Bulverde Rd, San Antonio, TX 78259- Kimi-Lyn Reed, Isaiah Carrillo, Donell Jones.

Cubesmart Asset Management, LLC as Agent for Owner 4618 San Pedro, San Antonio, TX 78212- Priscilla Polendo, Johnny Delacruz, Briana Olivares, Sterling Smith, Valeria Gonzalez Castro, Paulina Avalos, Robert Holstein, Christina Caballero, Virginia Gallegos, Christopher Navarrete.

Cubesmart Asset Management, LLC as Agent for Owner 14130 Old FM Road 471, San Antonio, TX 78253- Gabriel Sanchez.

Cubesmart Asset Management, LLC as Agent for

Owner 25365 Bulverde Rd. San Antonio, TX 78261- Juan Garza.

CubeSmart Asset Management, LLC as Agent for Owner 1403 Austin Hwy, San Antonio, TX 78209- Daylan Glenn.

12/10, 17

PUBLIC NOTICE

NOTICE OF PUBLIC

SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for **CASH** by **CUBESMART MANAGEMENT, LLC** to satisfy a lien on **January 6, 2026 at approx. 12:00 PM – 12:15 PM at www.storagegettreasures.com:**

Cubesmart Management, LLC- 11303 W Loop 1604 N, San Antonio, TX 78254: Kimberly Seawell, Elizabeth Cunningham, Odelia Benavente, Christopher Mitchell, Stormy Tanner, Alex Rios.

CubeSmart Management, LLC- 9238 West I-10, San Antonio, TX 78230: Sage Smith, Albert Johnson, Maria Palacios, Debra Herrera, Roxanne Garcia, Ivan Mejia, Antwanique James, Darlene Rodriguez, Safa Rubaye, Robin Washington, Brittny Herlong, Robert Mefford, Melinda Alapisco, Jasmine Franklin.

CubeSmart Management, LLC- 7950 Bandera Rd, San Antonio TX 78250: Gabrielle Blanco, Julia Elizondo, Vasile Romana.

CubeSmart Management, LLC- 838 N Loop 1604 E San Antonio, TX 78232: Tyson Widner.

CubeSmart Management, LLC- 16227 Vance Jackson Road, San Antonio, TX 78257: Lauren DeLaune, Daniel Bryant, Claudia Vasquez, Yachica Williams, Dalton Basralian, MaryJane Harrison, Krishna Janjanam, Jazmyne Burgess, Fernando Martinez.

CubeSmart Management, LLC- 23411 Hardy Oak Blvd, San Antonio, TX 78258: William East, Adrianna Rodriguez, Savannah Lewis.

12/10, 17

PUBLIC NOTICE

TEXAS MAXI MINI STORAGE at 12325 West Ave, San Antonio TX 78216, WESTORE MINI STORAGE at 11827 West Ave, San Antonio TX 78216 and BOATSHED MINI STORAGE at 1514 Thousand Oaks Dr, San Antonio TX 78232 will hold a public auction to satisfy landlord's lien as per Texas Property Code Chapter 59 on Wednesday January 7, 2026.

Tools, umbrella + stand, tires, furniture, misc. boxes & items. **CASH ONLY** to the highest bid, we reserve the right to refuse any bid.

TEXAS MAXI-MINI STORAGE: 9:00 AM; 210-349-6616. Frank Talamantez Davalos, Keith Williamson, Christopher Lee Pastor.

WESTORE MINI STORAGE: 9:30 AM; 210-349-0026. Jose Luis Martinez Nava, Richard Rosas.

BOAT SHED & MINI STORAGE: 10:00 AM; 210-494-6265. Kevin Gustavo Flores Badillo.

12/10, 17

PUBLIC NOTICE

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN that US STORAGE CENTERS - SAN ANTONIO - LAREDO, phone (210) 529-8173, located at 2155 S. Laredo Street, San Antonio, TX, 78207 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 Friday December 26, 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: Guadalupe Tristan, Guadalupe Tristan, Laura Euilia Vazquez, Toribio Martinez, Sergio Hernandez Perez, Steve Alvarado, Odyssey Jacialyn Hinojosa, Alfredo Alvarado, Frank Trinidad, Ceslie Margaret Arce, Karina Diaz, Odyssey Alexis-Ray Murillo, Maria Angel Claudio, Noe Barajas Varela, Yvonne Guadalupe Sanchez, Blanca Rosalinda Lopez, Maria Cecilia Mata, Antonio Gregorio Lius Leos, Sylvia Sandoval Amador, Ramon S Jr Hernandez, Stephanie Saucedo, Trinidad Carlos, Kathy Hernandez, Dominique Jhaneen Cisneros, Esmeralda Ann Sanchez, Celeste Villarreal, Aroldo Jr III Nandin.

12/10, 17

TABC PUBLIC NOTICES

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit and Late Hours Certificate by Texas T Pub, LLC dba Texas T Pub, to be located at 121 Broadway Street, San Antonio, Bexar County, Texas 78205-1903. Manager 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 and late hours certificate by PB Quincy, LLC dba Taberna Tinto & Tapas located 1118 E Elmira St, Bldg 1, Suite 150, Bexar County, Texas 78212.

12/15, 17

Ryan Howard and Jordana Markman-Epstein - managers.

12/15, 17

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On-Premise Permit by Lone Star Cigar Lounge LLC., dba Lone Star Backyard to be located at 14769 Old Bandera Road #3, Helotes, Bexar County, Texas 78023-3716. Managers of said company are Christian G. Gutierrez and Christina L. Gutierrez.

12/15, 17

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Late Hours Certificate by Tinto Y Tapas LLC, to be located at 14355 Blanco Road, San Antonio, Bexar County, Texas 78216-7723. Manager of said company is Judith Brun.

12/15, 17

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Off-Premise Permit by Mehat Enterprises, Incorporated, 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

SUDOKU SOLUTIONS

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6	1	7	3	9	5	2	4	8
3	6	1	9	5	2	4	8	7
7	5	4	8	3	1	9	2	6
8	2	9	6	7	4	5	3	1
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1	3	6	5	2	9	8	7	4

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Smacks Chicken Shack
2106 Mccullough Ave
San Antonio, TX 78212
Smacks Chicken Shack
Owner(s)
(210) 485-8063
Naics No. 541219

Ha Business Services
1410 Guadalupe St, #109
San Antonio, TX 78207
Ha Business Services
Owner(s)
(210) 485-8063
Naics No. 541219

Tropical Tiers
3117 Blanco Rd, #B
San Antonio, TX 78212
Tropical Tiers - Owner(s)
(210) 649-8669
Naics No. 452319

Mi Guadalajara Mexica Restaurant
1435 Nw 24th St
San Antonio, TX 78207
Jose L Gomez
Owner(s)
(210) 737-2701
Naics No. 722511

Pronto Wheel & Tire
3216 Sw Military Dr
San Antonio, TX 78211
Pronto Wheel & Tire L P
Owner(s)
(210) 900-0065
Naics No. 441320

Pancho Frijoles
1604 San Fernando St
San Antonio, TX 78207
Ariana C Ulloa
Owner(s)
(210) 789-1331
Naics No. 722320

She Rises E-Commerce
210 Price Ave
San Antonio, TX 78211
She Rises E-Commerce
Owner(s)
(210) 908-0025
Naics No. 454110

Paraiso Tropical
La Real Paletaria & Neveria
2003 S Zarzamora St
Unit 4107
San Antonio, TX 78207
Paraiso Tropical
La Real Paletaria & Neveria
Owner(s)
(512) 284-5089
Naics No. 445299

Luna Rosa Puerto Rican Grill Y Tapas
1014 S Alamo St
San Antonio, TX 78210
Luna Rosa Restaurant Y Tapas
Limited Liability Com
Owner(s)
(210) 913-0334
Naics No. 722511

Waste Away
100 N Santa Rosa
Apt 1222
San Antonio, TX 78207
Waste Away
Owner(s)
(210) 251-9617
Naics No. 454110

Sylvias Taco House
346 E Mitchell St
San Antonio, TX 78210
Raul Martinez Martinez
Owner(s)
(210) 983-6053
Naics No. 722511

Wowonderful Solution
3315 W Salinas St
San Antonio, TX 78207
Luis R Torres Jr
Owner(s)
(210) 707-0728
Naics No. 454390

Rad2 Minerals Ltd
7600 Broadway Apt 5005
San Antonio, TX 78209
Rad2 Minerals Ltd
Owner(s)
(210) 373-3970
Naics No. 523999

5 Star Grocery
225 N Zarzamora St, #106
San Antonio, TX 78207
New Sat Alamo
Owner(s)
(210) 620-4857
Naics No. 447110

Richter Artwork
203 Haskin Dr
San Antonio, TX 78209
Catherine Richter Whitsett
Owner(s)
(210) 748-2284
Naics No. 454390

Green Leaf Emporium
414 Cass Ave
San Antonio, TX 78204
Green Leaf Emporium
Owner(s)
(575) 408-3234
Naics No. 446199

The Beignet Stand
8343 Broadway
San Antonio, TX 78209
Southern Grit Flavor
Owner(s)
(210) 623-0149
Naics No. 311421

The Dakota
433 S Hackberry
San Antonio, TX 78203
Lotsoburros
Owner(s)
(210) 573-3462
Naics No. 722511

The Shade Store
255 E Basse Rd, #908
San Antonio, TX 78209
The Shade Store - Owner(s)
(212) 645-2424
Naics No. 444110

Crazy Bird Studios
1138 Center St
San Antonio,

Continued from page 6

Casa Del Dinero
3025 West Ave
San Antonio, TX 78201
West Avenue Ck Service
Owner(s)

(512) 312-9276
Naics No. 522390

South Texas Furniture Upholstery Shop
218 Fredericksburg Rd
San Antonio, TX 78201
Joe Michael Saenz
Owner(s)
(210) 601-6495
Naics No. 811420

Tacos Mando Estilo Monterrey
715 West Ave, #104
San Antonio, TX 78201
Tacos Mando Estilo Monterrey
Owner(s)
(281) 204-3537
Naics No. 722511

Juan Hernandez Rios
2683 Churchill Ave
San Antonio, TX 78109
Juan Hernandez Rios
Owner(s)
(210) 988-7827
Naics No. 453310

Carolyn Dick
9203 Saucedo Dr
San Antonio, TX 78023
Carolyn Dick
Owner(s)
(210) 246-3281
Naics No. 454390

Hello Familia Creations
13727 Riverbank Pass
San Antonio, TX 78023
Diana Laura Medina
Owner(s)
(210) 632-2471
Naics No. 453220

Stephanie's
Handmade Kreations
10418 Weser Ln
San Antonio, TX 78023
Stephanie's Handmade
Kreations
Owner(s)
(210) 393-8794
Naics No. 453220

Equipify Solutions
202 S C M Allen Pkwy
#101
San Marcos, TX 78666
Equipify Solutions
Owner(s)
(512) 395-7770
Naics No. 238910

Happy Walls
326 N Lbj Dr, #184
San Marcos, TX 78666
Happy Walls
Owner(s)
(737) 293-1479
Naics No. 236118

Lets Get Messy
1202 Thorpe Ln Apt 313
San Marcos, TX 78666
Amberlyn K Sanders-Watkins
Owner(s)
(737) 344-0269
Naics No. 454390

Lonestar Prorez
Company
1660 S Ih-35
San Marcos, TX 78666
Lonestar Prorez Company
Owner(s)
(830) 500-0878
Naics No. 454110

Monke Milo
111 E San Antonio St
San Marcos, TX 78666
Angelica Esther Alvarado
Owner(s)
(936) 730-8846
Naics No. 722515

Boba
& Eats
108 Schertz Pkwy
Schertz, TX 78154
Cp3c Investments
Owner(s)
(916) 221-0479
Naics No. 722515

Countdowncitydeals
316 Beverly Dr
Schertz, TX 78154
Jonathan William Wycoff
Owner(s)
(210) 560-7818
Naics No. 453998

Craig Prince
18738 Ih-35 N
Schertz, TX 78154
Craig Prince
Owner(s)
(210) 304-0124
Naics No. 454390

Knutacollects
2317 Hawthorne Pass
Schertz, TX 78154
Korey L Knuth
Owner(s)
(206) 909-9259
Naics No. 454110

Regans Sales
316 Beverly Dr
Schertz, TX 78154
Regan L Costner
Owner(s)
(210) 427-9990
Naics No. 448150

Chipotle Mexican Grill
#5135
5498 Cibolo Valley Dr,
#300
Schertz, TX 78108
Chipotle Mexican Grill
Of Colorado
Owner(s)
(614) 318-2482
Naics No. 722513

Little Glass Quilts
6384 Hockley Hl
Schertz, TX 78108
Erika Pinkley
Owner(s)
(816) 313-7272
Naics No. 454110

Petroleum Assets
For Texas Community Help
5713 Fairways Dr
Schertz, TX 78108
Petroleum Assets
For Texas Community Help
Owner(s)
(512) 586-5587
Naics No. 813410

Assistikants
1055 Oak Tree Rd
Seguin, TX 78155
Assistikants
Owner(s)
(956) 266-0742
Naics No. 454110

Blue Hills
Antique Mall
6832 Tx 123
Seguin, TX 78155
Makenzie Leeann Welton
Owner(s)
(405) 550-7159
Naics No. 454110

Dj Tumbler
2480 Adobe Vis
Seguin, TX 78155
Sidika Reanne Eccles
Owner(s)
(512) 952-1760
Naics No. 454110

Etched Elegance
3063 N Highway 123 Byp
Apt 611
Seguin, TX 78155
Taryn Nicole Pawelek
Owner(s)
(830) 299-0551
Naics No. 454110

Ted's Auto & Welding
1000 Ander St
Seguin, TX 78155
Theodore Louis Schmidt Iii
Owner(s)
(830) 379-8134
Naics No. 811111

The Archive
Coffee & Cocktail Bar
112 W Donegan St
Seguin, TX 78155
The Archive
Coffee & Cocktail Bar
Owner(s)
Naics No. 722515

The Big One Trucking
1230 E Walnut St Apt 1304
Seguin, TX 78155
The Big One Trucking
Owner(s)
Naics No. 484110

Graceful Beauty Spa
17170 Jordan, #106
Selma, TX 78154
Amber Y Trejo - Owner(s)
(210) 683-4608
Naics No. 812199

Zar Selma
14791 Ih-35 N, #103
Selma, TX 78154
Razad Enterprises - Owner(s)
(214) 316-3777
Naics No. 621399

Air Care
138 Ramjet
Spring Branch, TX 78070
Air Care - Owner(s)
(210) 872-7957
Naics No. 238220

Beshka Kueser Designs
359 Lily St
Spring Branch, TX 78070
Beshka Kueser Designs
Owner(s)
(210) 557-4086
Naics No. 541430

Blanco Youth Basketball
555 Cool Springs Dr
Spring Branch, TX 78070
Blanco Youth Basketball
Owner(s)
(940) 452-4995
Naics No. 454390

Cardenas Design & Build
450 Mystic Shores Blvd
Spring Branch, TX 78070
Cardenas Design & Build
Owner(s)
(210) 219-8249
Naics No. 238191

5 Simple Holiday Hosting Hacks



Photo courtesy of Shutterstock

FAMILY FEATURES

Entertaining friends and loved ones during the holidays offers an opportunity to slow down from the hustle and bustle of the holiday season and make lasting memories. The key is getting ahead of hosting duties so you can be present with family and friends.

Make this season's holiday hosting effortless and enjoyable with these tips:

1. Stick with a simple menu. There's no need to create an elaborate menu with complex dishes that take hours to prepare. Instead, build your menu around easy crowd-pleasers. Save the experimenting with new recipes and ingredients for another time when you're less likely to feel the pressure. Be sure to consider your guests' likes and dislikes and be conscious of potential dietary restrictions.

2. Serve beverages with festive flair. A beverage station is a fun and unexpected way to infuse some extra holiday cheer into your event. Offer cozy options like hot chocolate and coffee, along with an array of seasonal mix-ins and flavors. Convenient and tasty options to have on-hand for the holidays are Starbucks creamers, featuring flavors inspired by cafe beverages like Caramel Macchiato, White Chocolate Mocha and Cinnamon Dolce Latte, all which are now available in limited-time red holiday packaging online and at your local grocery store.

Give your guests some festive drink inspiration to start with, such as this delicious holiday-themed recipe for Iced Gingerbread Caramel Coffee that is sure to become a favorite. For added fun, provide an array of toppings such as marshmallows, peppermint sticks and chocolate candies wrapped in colorful holiday wrappers.

3. Plan for entertainment. When a well-acquainted group gathers, the party has a way of taking on a life of its own. In case of a slow start, or if you're entertaining different groups of friends who don't know each other well, it's a good idea to prepare some options to get guests mingling and engaged. A playlist of holiday music creates a festive atmosphere and planning a few interactive games ahead of time can help break the ice.

4. Pace your preparations. Make a conscious effort to spread your party prep over the days and weeks leading up to your event. Saving all the cooking and cleaning until the day of the party only leaves hosts exhausted before guests even arrive. Instead, make a list of everything you need to accomplish around the house and tackle a few chores each night. Do your shopping a few days ahead so ingredients are still fresh but you aren't left scrambling. Prepare any dishes that can be refrigerated or frozen ahead of time.



Iced Gingerbread Caramel Coffee

Prep time: 3 minutes

Yield: 16 ounces

Drink:

1 cup ice
4 tablespoons Starbucks Gingerbread Naturally Flavored Ground Coffee for double strength
6 ounces water
1 ounce Starbucks Caramel Macchiato Flavored Creamer

Toppings:

whipped cream
homemade or store-bought caramel sauce
1 pinch nutmeg

Place ice in 16-ounce glass.

Brew gingerbread coffee with water and pour into glass.

Add caramel creamer. Stir.

Top with whipped cream, drizzle of caramel sauce and nutmeg.

5. Anticipate guests' needs. The secret to great hosting isn't really a secret at all; it's simply making sure your guests feel welcome and comfortable. Providing a secure spot for coats and handbags, offering a drink when they arrive and making sure they can find essentials like the restroom may seem obvious, but they're easily overlooked basics. If you worry you'll be too busy in the kitchen putting the finishing touches on the meal, recruit a friend or family member to act in your place.

Find more inspiration and other holiday-worthy recipes at athome.starbucks.com.



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