



THE POSTSCRIPT

BY
CARRIE CLASSON

The Right Way To Do Christmas

I know there are a lot of opinions about the right way to do Christmas.

My husband, Peter, feels the holidays are too commercial—too much time spent in preparation, too much added stress buying everyone presents. I know there are people who stand in long lines for sales and put debt on their credit cards, and I don't think this is what the holidays are supposed to be about. I understand Peter's point, and I can imagine a Christmas that was nothing more than a good meal and time with family.

But I don't feel that way.

I like having my Christmas tree hogging up space in the living room. I like piling presents underneath it, and I love using fancy ribbon on the presents I wrap. I love the look, the night before Christmas, when everything is sparkly and stuffed full of surprises—even if those surprises are nothing more than new hot pads and cat toys.

I've been fortunate that Christmas has never felt overwrought with expectations. (Unless you count getting my grandmother's recipe for rice pudding correct on Christmas Eve. That recipe is not easy and has caused more than its share of stress.)

But when I think of presents, I don't think of stress. I have given my young nephew inappropriately dangerous gifts (what young man does not need a pickax?) And I've given joke presents (my friend, Andrew, at one time had an impressive collection of shower caps). I remember the fun I've had giving them over the years, and the giant mess of

paper and ribbons that is left after the present opening is over. I love giving presents to pets. I love hearing my mother exclaim, "What on earth...?" as she opens a box.

And many decades later, I still remember one of the few years I spent Christmas away from my family. I was performing in a show that ran over the holidays, and coming back home wasn't feasible. Working as an actor, I didn't have a lot of money. But I remem-

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CHRISTMAS
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CALL FOR ENTRIES: 44TH ANNUAL TEJANO CONJUNTO FESTIVAL POSTER CONTEST!

Deadline is Monday, Jan. 26, 2026 at 5 p.m.



Calling All Artists & Designers!

The Guadalupe Cultural Arts Center invites you to enter the 44th Annual Tejano Conjunto Festival en San Antonio 2026 Poster Contest for a chance to win \$2,000 and have your artwork featured on all festival materials!

The contest is open to students, professionals, and artists worldwide—no entry fee required. Submissions must celebrate the spirit of Conjunto music and include the phrase:

"Tejano Conjunto Festival En San Antonio 2026."

Design Tip: Any accordion imagery should depict a button accordion, not a piano accordion, to authentically represent Conjunto tradition.

Deadline: Monday, January 26, 2026, at 5:00 p.m. CST
Winners Announced: Thursday, February 19, 2026
Recognition Ceremony: Friday, May 15, 2026, at Rosedale Park
or email conjunto@guadalupeculturalarts.org. See Guidelines at guadalupeculturalarts.org

Holiday Desserts Just Got a Dairy-Forward Upgrade

(Family Features) Holiday desserts set the stage for seasonal delight and add a touch of joy to gatherings. From festive cookies to indulgent dips, these delicious desserts bring people together to create memories that will last a lifetime.

If you're looking to impress guests, Santa Cookies are the ultimate treat. Made with Maple Hill Salted Butter, they're rich, soft and full of festive spirit. For a unique twist, try Gingerbread Dip, featuring vanilla Greek yogurt made with 100% grass-fed organic milk.

Whether you're hosting or deciding what to bring to the potluck, Maple Hill's 100% grass-fed organic dairy makes it easy to whip up desserts that are as wholesome as they are delicious.

To find more recipes, visit MapleHill.com.



ber I went to an art fair where there were local artists displaying their wares. Everything was decorated for the holidays and music was playing and I remember feeling very homesick.

I saw a little garnet necklace that cost more than I planned to spend, and I thought of my sister, who was still in her teens at the time. I missed her. Email didn’t exist. Phone calls were expensive. Letters took forever (although she wrote to me regularly). So I bought a little gem for my sister and mailed it to her for Christmas. I never regretted that.

But because he really does not enjoy it, Peter and I never exchange presents. “Let’s not give each other presents,” Peter said early in our relationship.

“I’m fine with that,” I told him.
And there have been years when

my family has put a moratorium on Christmas gifts. “Let’s take a year off from exchanging gifts and pick a charity instead!” No one seemed to mind. Honestly, if we should decide not to give presents again some year, it would not bother me at all. (Although I do love packages under the tree, and I think I’d wrap up a bunch of boxes, just for the sake of the ribbon!)

Christmas can make do with very few things because Christmas is not about the things.

I don’t think there is a right way to do Christmas. And as long as there is enough love to go around, I don’t think there is a wrong way.

Till next time,
Carrie

HOLIDAY RECIPES

SANTA COOKIES

Yield: 14 cookies

- 1 cup (2 sticks) Maple Hill Salted Butter, at room temperature
- 1/2 cup brown sugar
- 1 tablespoon vanilla extract
- 1 large egg, at room temperature
- 2 1/4 cups all-purpose flour
- 1/4 teaspoon salt
- 1 teaspoon red food coloring
- mini chocolate chips
- mini red chocolate-coated candies

- Frosting:
- 1/2 cup (1 stick) Maple Hill Salted Butter, at room temperature
 - 4 ounces cream cheese, at room temperature
 - 1 teaspoon vanilla extract
 - 2 1/2 cups powdered sugar

Preheat oven to 350 F and line two baking sheets with parchment paper.

In large mixing bowl, beat butter, sugar and vanilla until light and fluffy. Add egg and beat until combined. Add flour and salt; mix until dough begins to form ball.

Remove 1 cup dough and set aside. Add red food coloring to remaining dough.

From red cookie dough, make one 1-inch ball and five 1/2-inch balls. From plain cookie dough, make one 3/4-inch ball and five 1/4-inch balls.

On prepared baking sheet, place red 1-inch ball and gently flatten until 1/2-inch thick. Attach four red 1/2-inch balls for arms and legs. Attach plain 3/4-inch ball for head and gently flatten until 1/2-inch thick. Attach plain 1/4-inch balls for hands and feet. Shape remaining red 1/2-inch ball into triangle for hat and attach. Repeat with remaining dough, arranging cookies 2 inches apart on baking sheet. Add chocolate candies for eyes and buttons.

Bake 12-15 minutes, or until lightly golden.

To make frosting: In medium bowl, beat butter and cream cheese until light and fluffy, about 3 minutes. Add vanilla and powdered sugar; mix until combined.

To decorate: Place half of frosting in piping bag with small tip to line Santa’s arms and legs. Place other half in second piping bag with small star tip to add Santa’s beard, hat and hands. Put small dot of icing between eyes and beard and place red mini chocolate-coated candy on face for nose.

GINGERBREAD DIP

Servings: 8-12

- 4 ounces cream cheese, at room temperature
- 1/4 cup brown sugar
- 1/4 cup powdered sugar
- 3 tablespoons molasses
- 1 container (16 ounces) Maple Hill Vanilla Greek Yogurt
- 1 teaspoon ground ginger
- 1 teaspoon ground cinnamon
- 1 teaspoon ground nutmeg
- 2 cups whipped cream
- graham crackers
- fruit

In medium bowl using electric mixer on medium speed, beat cream cheese and sugars about 1 minute. Add molasses and mix until combined.

Add Greek yogurt, ginger, cinnamon and nutmeg; beat until combined. Fold in whipped cream and mix until fully incorporated. Refrigerate 1 hour before serving or overnight.

Serve with graham crackers and fruit.

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Sales Tax Permits

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Plant Boy Stitchery
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Naics No 339999

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San Antonio, TX 78258
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21750 Hardy Oak Blvd
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San Antonio, TX 78258
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Ae Outfitters Retail Co
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Naics No 448110

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San Antonio, TX 78256
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San Antonio, TX 78255
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San Antonio, TX 78254
Joella Blaisdell
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San Antonio, TX 78254
Mallorie Margaret Kaarlsen
Owner(s)
(210) 422-1164
Naics No 448120

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12039 Casparis
San Antonio, TX 78254
Glass & Glow - Owner(s)
(512) 460-9819
Naics No 454110

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San Antonio, TX 78254
G J L T - Owner(s)
(832) 594-6165
Naics No 453991

Nemerov Custom
8410 Hudson Holw
San Antonio, TX 78254
Nemerov Custom
Owner(s)
(702) 285-1511
Naics No 332994

San Antonio - Braun Rd #
45811 Club Studio
9955 Braun Rd Bldg 2
San Antonio, TX 78254
Fitness International
Owner(s)
(949) 255-7257
Naics No 713940

Elite Service & Fleet Repair
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San Antonio, TX 78253
Elite Service & Fleet Repair
Owner(s)
(361) 945-6764
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5475 Daphne Path
San Antonio, TX 78253
Skylar James Ray George
Owner(s)
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Naics No 454110

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Legal Notices

NOTICES TO CREDITORS

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF XANTIPPE OWENS GAHAN as Independent Executor of the Estate of Michael Sydney Gahan, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-02667.
TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 22nd 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 Michael Sydney Gahan, 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.

XANTIPPE OWENS GAHAN Independent Executor of the Estate of Michael Sydney Gahan, Deceased.

Address: c/o Werner & Augsburger, Attorneys, Attn: Kristi Clarke, 11010 Coachlight, Suite 100, San Antonio, Texas 78216.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF VIRGINIA CARLENE HAVEL as Independent Executor of the Estate of Billie Louise Houston, aka Barri Bryan, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2025-PC1-03582.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 26th 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 Billie Louise Houston, aka Barri Bryan, 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.

VIRGINIA CARLENE HAVEL Independent Executor of the Estate of Billie Louise Houston, aka Barri Bryan, Deceased.

Address: c/o Werner & Augsburger, Attorneys, Attn: Kristi Clarke, 11010 Coachlight, Suite 100, San Antonio, Texas 78216.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF ESMERALDA ARISPE as Independent Executor of the Estate of Olga Marie Flores, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03000.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 20th 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 Olga Marie 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.

ESMERALDA ARISPE Independent Executor of the Estate of Olga Marie Flores, Deceased.

Address: c/o Law Office Manuel G. Escobar, Jr., Attorneys, Attn: Manuel G. Escobar, Jr., 4407 S. Panam Expressway, Ste. 108, San Antonio, Texas 78225.

Dated at San Antonio, Texas, December 18, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF ANNETTE VILLARREAL as Independent Executor of the Estate of Alicia Gonzales, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03286.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 17th 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 Alicia Gonzales, 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.

ANNETTE VILLARREAL Independent Executor of the Estate of Alicia Gonzales, Deceased.

Address: c/o Law Office of Alberto Garcia, PLLC, Attorneys, Attn: Alberto Garcia, 1507 Fredericksburg Road, San Antonio, Texas 78201.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DONNA LISA GUTIERREZ as Independent Administrator of the Estate of Consuelo L. Gutierrez, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-02334.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 16th 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 Consuelo L. Gutierrez, 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.

DONNA LISA GUTIERREZ Independent Administrator of the Estate of Consuelo L. Gutierrez, Deceased.

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

Dated at San Antonio, Texas, December 17, 2025.

12/22

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 LISA GUTIERREZ Independent Administrator of the Estate of Consuelo L. Gutierrez, Deceased.

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

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DOUGLAS FUNG, AKA DOUGLAS MARK FUNG as Dependent Administrator of the Estate of Janet K. Fung, aka Janet Kim Fung, Deceased.

Pending in the Probate Court No. 3 of Bexar County, Texas, in Matters of Probate No. 2025-PC3-03629.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 16th day of December, 2025, in the Probate Court No. 3 of Bexar County, Texas, the undersigned duly qualified as the Dependent Administrator of the Estate of Janet K. Fung, aka Janet Kim Fung, 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.

DOUGLAS FUNG, AKA DOUGLAS MARK FUNG Dependent Administrator of the Estate of Janet K. Fung, aka Janet Kim Fung, Deceased.

Address: P.O. Box 551, San Antonio, Texas 78256.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF KELLY ANN CANADY MCMANUS as Independent Executor of the Estate of Nancy Alice Broyles Canady, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03008.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 20th 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 Nancy Alice Broyles Canady, 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.

KELLY ANN CANADY MCMANUS Independent Executor of the Estate of Nancy Alice Broyles Canady, Deceased.

Address: c/o Wincott Law Firm PC, Attorneys, Attn: Tammy Wincott, PO Box 171394, San Antonio, Texas 78217.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF KRISTEN ROSE BROWNE as Independent Administrator of the Estate of Ted Quentin Browne JR, aka Ted Q. Browne Jr, Deceased.

Pending in the Probate Court No. 2 of Bexar County, Texas, in Matters of Probate No. 2025-PC2-03124.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 3rd day of November, 2025, in the Probate Court No. 2 of Bexar County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of Ted Quentin Browne JR, aka Ted Q. Browne 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.

KRISTEN ROSE BROWNE Independent Administrator of the Estate of Ted Quentin Browne JR, aka Ted Q. Browne Jr, Deceased.

Address: c/o Wincott Law Firm PC, Attorneys, Attn: Tammy Wincott, PO Box 171394, San Antonio, Texas 78217.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF DAVID R. COLUNGA as Independent Executor of the Estate of Rebecca R. Colunga, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2024-PC1-03592.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 15th day of October, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Independent Executor of the Estate of Rebecca R. Colunga, 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 R. COLUNGA Independent Executor of the Estate of Rebecca R. Colunga, Deceased.

Address: c/o Wincott Law Firm PC, Attorneys, Attn: Tammy Wincott, PO Box 171394, San Antonio, Texas 78217.

Dated at San Antonio, Texas, December 17, 2025.

12/22

PUBLIC NOTICE

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF JACLYNN WARK FULKMAN AND BARBARA-CLAIRE ROSENTHAL as Independent Co-Executors of the Estate of Jack A. Wark, Deceased.

Pending in the Probate Court No. 1 of Bexar County, Texas, in Matters of Probate No. 2024-PC1-02728.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 16th day of December, 2025, in the Probate Court No. 1 of Bexar County, Texas, the undersigned duly qualified as the Independent Co-Executors of the Estate of Jack A. Wark, 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.

JACLYNN WARK FULKMAN AND BARBARA-CLAIRE ROSENTHAL Independent Co-Executors of the Estate of Jack A. Wark, Deceased.

Address: c/o Langley & Banack, Inc., Attorneys, Attn: Cameron A. Woo, 745 E. Mulberry Ave., Ste. 700, San Antonio, Texas 78212.

Dated at San Antonio, Texas, December 17, 2025.

12/22

County, Texas, the undersigned duly qualified as the Independent Co-Executors of the Estate of Jack A. Wark, 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.

JACLYNN WARK FULKMAN BARBARA-CLAIRE ROSENTHAL Independent Co-Executors of the Estate of Jack A. Wark, Deceased.

Address: c/o Langley & Banack, Inc., Attorneys, Attn: Cameron A. Woo, 745 E. Mulberry Ave., Ste. 700, San Antonio, Texas 78212.

Dated at San Antonio, Texas, December 17, 2025.

12/22

CITATIONS BY PUBLICATION

PUBLIC NOTICE

CITATION BY PUBLICATION ON APPLICATION TO DETERMINE HEIRSHIP

THE STATE OF TEXAS

NO. 2025-PC2-04162

To any Sheriff or any Constable within the State of Texas –

GREETINGS:

You are hereby commanded to cause to be published once in a newspaper of general circulation in Bexar County, Texas, said publication being not less than 10 days before the return day thereof, exclusive of the date of publication a copy of the following citation.

THE STATE OF TEXAS
COUNTY OF BEXAR

TO ANY UNKNOWN HEIRS OF **CHARLES HARLEY GRANT JR**, DECEASED THEIR EXECUTORS, ADMINISTRATORS, HEIRS AND ASSIGNEES, AND TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES HARLEY GRANT JR, DECEASED.

Know ye that an **Application to Determine Heirship** has been filed by **BRENDA KAY NELSON**, that the same is now pending in the **Probate Court No. 2** of Bexar County, Texas under Docket Number **2025-PC2-04162** and styled Estate of CHARLES HARLEY GRANT JR, DECEASED and that the general nature of the proceeding is to determine who are the heirs and only heirs of CHARLES HARLEY GRANT JR, DECEASED and their respective shares and interests in such Estate, and to determine that **NO NECESSITY** for an administration does exist for such Estate.

This Citation by Publication is returnable to said Court on the first Monday, following 10 days after date of publication, exclusive of the date of publication, being Monday the **5th** day of **January, 2026** and said application may be acted upon by said Court at the County Courthouse in Bexar County, San Antonio, Bexar County, Texas at any time after 10:00 A.M. on the same Monday being the **5th** day of **January, 2026**, and all unknown heirs and persons interested in this estate should appear at the time and place herein stated by filing a written contest or answer to said application should they desire to do so.

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

Given under my hand and

seal of said Court, at my office in Bexar County, San Antonio, Texas this **18th day of December, A.D. 2025.**

(SEAL) LUCY ADAME-CLARK, CLERK,
Probate Court No. 2
Bexar County, Texas
/s/ By: Laura Anguiano,
Deputy

Came to hand the 18th day of December, A.D. 2025, at 11:10 o'clock A.M. and publication of the above citation ordered made in The Hart Beat.

JAVIER SALAZAR,
Sheriff, Bexar County, Texas

Publication Requested By:
Steven C Benke
2941 Mossrock Suite 100
San Antonio, Texas 78230
(210) 308-0004
Benkelaw@sbcglobal.net
12/22

PUBLIC NOTICE

CITATION BY PUBLICATION ON APPLICATION TO DETERMINE HEIRSHIP

THE STATE OF TEXAS

NO. 2025-PC3-04166

To any Sheriff or any Constable within the State of Texas –

GREETINGS:

You are hereby commanded to cause to be published once in a newspaper of general circulation in Bexar County, Texas, said publication being not less than 10 days before the return day thereof, exclusive of the date of publication a copy of the following citation.

THE STATE OF TEXAS
COUNTY OF BEXAR

TO ANY UNKNOWN HEIRS OF **GUADALUPE PEREZ RAMIREZ AKA GUADALUPE P RAMIREZ**, DECEASED THEIR EXECUTORS, ADMINISTRATORS, HEIRS AND ASSIGNEES, AND TO ALL PERSONS INTERESTED IN THE ESTATE OF GUADALUPE PEREZ RAMIREZ AKA GUADALUPE P RAMIREZ, DECEASED.

Know ye that an **Application to Determine Heirship** has been filed by **CARLOS JORGE DE LA VEGA**, that the same is now pending in the **Probate Court No. 3** of Bexar County, Texas under Docket Number **2025-PC3-04166** and styled Estate of GUADALUPE PEREZ RAMIREZ AKA GUADALUPE P RAMIREZ, DECEASED and that the general nature of the proceeding is to determine who are the heirs and only heirs of GUADALUPE PEREZ RAMIREZ AKA GUADALUPE P RAMIREZ, DECEASED and their respective shares and interests in such Estate, and to determine that **A NECESSITY** for an administration does exist for such Estate.

This Citation by Publication is returnable to said Court on the first Monday, following 10 days after date of publication, exclusive of the date of publication, being Monday the **5th** day of **January, 2026** and said application may be acted upon by said Court at the County Courthouse in Bexar County, San Antonio, Bexar County, Texas at any time after 10:00 A.M. on the same Monday being the **5th** day of **January, 2026**, and all unknown heirs and persons interested in this estate should appear at the time and place herein stated by filing a written contest or answer to said application should they desire to do so.

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

Given under my hand and seal of said Court, at my office in Bexar County, San Antonio,

Continued on page 4

Continued from page 3

Texas this **18th day of December, A.D. 2025.**

(SEAL) LUCY ADAME-CLARK, CLERK,
Probate Court No. 3
Bexar County, Texas
/s/ By: Laura Anguiano,
Deputy

Came to hand the 18th day of December, A.D. 2025, at 11:10 o'clock A.M. and publication of the above citation ordered made in The Hart Beat.

JAVIER SALAZAR,
Sheriff, Bexar County, Texas
Publication Requested By:

Alison M Packard
1100 NW Loop 410 Ste 100
San Antonio, Texas 78213
(210) 340-8877
alison@packardfirm.com
12/22

PUBLIC NOTICE

CITATION BY PUBLICATION
ON APPLICATION TO
DETERMINE HEIRSHIP

THE STATE OF TEXAS

NO. 2025-PC2-04159

To any Sheriff or any Constable within the State of Texas –

GREETINGS:

You are hereby commanded to cause to be published once in a newspaper of general circulation in Bexar County, Texas, said publication being not less than 10 days before the return day thereof, exclusive of the date of publication a copy of the following citation.
THE STATE OF TEXAS
COUNTY OF BEXAR

TO ANY UNKNOWN HEIRS OF **IRENE RICO PUENTE**, DECEASED THEIR EXECUTORS, ADMINISTRATORS, HEIRS AND ASSIGNEES, AND TO ALL PERSONS INTERESTED IN THE ESTATE OF IRENE RICO PUENTE, DECEASED.

Know ye that an **Application to Determine Heirship** has been filed by **ROSE MARIE GOMEZ AKA ROSE PUENTE GOMEZ**, that the same is now pending in the **Probate Court No. 2** of Bexar County, Texas under Docket Number **2025-PC2-04159** and styled Estate of IRENE RICO PUENTE, DECEASED and that the general nature of the proceeding is to determine who are the heirs and only heirs of IRENE RICO PUENTE, DECEASED and their respective shares and interests in such Estate, and to determine that **A NECESSITY** for an administration does exist for such Estate.

This Citation by Publication is returnable to said Court on the first Monday, following 10 days after date of publication, exclusive of the date of publication, being Monday the **5th** day of **January, 2026** and said application may be acted upon by said Court at the County Courthouse in Bexar County, San Antonio, Bexar County, Texas at any time after 10:00 A.M. on the same Monday being the **5th** day of **January, 2026**, and all unknown heirs and persons interested in this estate should appear at the time and place herein stated by filing a written contest or answer to said application should they desire to do so.

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

Given under my hand and seal of said Court, at my office in Bexar County, San Antonio, Texas this **18th day of December, A.D. 2025.**

(SEAL) LUCY ADAME-CLARK, CLERK,
Probate Court No. 2
Bexar County, Texas
/s/ By: Laura Anguiano,
Deputy

Came to hand the 18th day of December, A.D. 2025, at 11:10 o'clock A.M. and publication of the above citation ordered made in The Hart Beat.

JAVIER SALAZAR,
Sheriff, Bexar County, Texas
Publication Requested By:
Eliseo “Eli” R Rico, III
8000 W Interstate 10,
Suite 1500
San Antonio, Texas 78230
(210) 929-0570
lawofficeofelirico@gmail.com
12/22

PUBLIC NOTICE

CITATION BY PUBLICATION
ON APPLICATION TO
DETERMINE HEIRSHIP

THE STATE OF TEXAS

NO. 2025-PC1-04155

To any Sheriff or any Constable within the State of Texas –

GREETINGS:

You are hereby commanded to cause to be published once in a newspaper of general circulation in Bexar County, Texas, said publication being not less than 10 days before the return day thereof, exclusive of the date of publication a copy of the following citation.

THE STATE OF TEXAS
COUNTY OF BEXAR

TO ANY UNKNOWN HEIRS OF **VALERIE MCCUTCHEN ARREDONDO**, DECEASED THEIR EXECUTORS, ADMINISTRATORS, HEIRS AND ASSIGNEES, AND TO ALL PERSONS INTERESTED IN THE ESTATE OF VALERIE MCCUTCHEN ARREDONDO, DECEASED.

Know ye that an **Application to Determine Heirship** has been filed by **MARK D ARREDONDO**, that the same is now pending in the **Probate Court No. 1** of Bexar County, Texas under Docket Number **2025-PC1-04155** and styled Estate of VALERIE MCCUTCHEN ARREDONDO, DECEASED and that the general nature of the proceeding is to determine who are the heirs and only heirs of VALERIE MCCUTCHEN ARREDONDO, DECEASED and their respective shares and interests in such Estate, and to determine that **A NECESSITY** for an administration does exist for such Estate.

This Citation by Publication is returnable to said Court on the first Monday, following 10 days after date of publication, exclusive of the date of publication, being Monday the **5th** day of **January, 2026** and said application may be acted upon by said Court at the County Courthouse in Bexar County, San Antonio, Bexar County, Texas at any time after 10:00 A.M. on the same Monday being the **5th** day of **January, 2026**, and all unknown heirs and persons interested in this estate should appear at the time and place herein stated by filing a written contest or answer to said application should they desire to do so.

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

Given under my hand and seal of said Court, at my office in Bexar County, San Antonio, Texas this **18th day of December, A.D. 2025.**

(SEAL) LUCY ADAME-CLARK, CLERK,
Probate Court No. 1
Bexar County, Texas
/s/ By: Laura Anguiano,
Deputy

Came to hand the 18th day of December, A.D. 2025, at 11:10 o'clock A.M. and publication of the above citation ordered made in The Hart Beat.

JAVIER SALAZAR,
Sheriff, Bexar County, Texas

Publication Requested By:
Albert W Van Cleave, III
1520 W Hildebrand Ave
San Antonio, Texas 78201
(210) 341-6588
vancleave-legal@sbcglobal.net
12/22

PUBLIC NOTICE

CASE NO. 2025-CI-18909

**INTEREST OF
ELIJAH DANIEL
LONG ET AL**

(Note: Attached Documents may contain additional litigants)

CITATION BY PUBLICATION

IN THE DISTRICT COURT
407TH DISTRICT COURT
BEXAR COUNTY, TEXAS

“THE STATE OF TEXAS”
TO: **VINCENT CHRISTOPHER LONG** 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 ELLA RANAE MONTELIONE petitioner, was filed in the Court of Bexar County, Texas, on the on this the 13th day of August, 2025 against VINCENT CHRISTOPHER LONG Respondent(s) numbered 2025-CI-18909 and entitled “INT OF ELIJAH DANIEL LONG ET AL child(or children).”

The suit requests: **OTHER PARENT-CHILD.**

The date and place of birth of the child (children) who is (are) the subject of the suit: ELIJAH DANIEL LONG, 12/24/2022; DAVINA JOAN-MARIE LONG, 9/11/2024.

“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 UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS THIS THE 18TH DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ
Bexar County District Clerk
101 W. Nueva, Suite 217
San Antonio, Texas 78205
By: /s/ BERTHA HUCHIN
Deputy

Came to hand 18th day of December, A.D. 2025, at 10:12 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 12th day of January A.D, 2026 at 10 a.m.

BEXAR COUNTY, TEXAS
By: JAVIER SALAZAR,
Sheriff

Ella Ranae Montelione
PRO SE
252 Pamela Dr
San Antonio TX 78223
12/22

PUBLIC NOTICE

CASE NO. 2025-CI-17537

NEWREZ LLC
vs.

HOA KIEM NGO ET AL
(Note: Attached Documents may contain additional litigants)

IN THE 150TH
DISTRICT COURT
BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

“THE STATE OF TEXAS”
DIRECTED TO: **HOA KIEM NGO** WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **PLAINTIFF’S MOTION FOR CITATION BY PUBLICATION** 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 **2nd day of February, 2026**, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the **150th District Court** of Texas filed on the on this the **12th day of November, 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, NewRez LLC d/b/a Shellpoint Mortgage Servicing, by and through its attorney of record, Kelly M. Doherty of Codilis Moody, P.C., 20405 State Highway 249, Suite 170, Houston, Texas 77070, brought suit under Cause No. 2025CI17537 in the 150% 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, HOA KIEM NGO, is potential party in interest:

LOT 10, BLOCK 10, NEW CITY BLOCK 17730, WOODLAKE MEADOWS SUBDIVISION, UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9564, PAGES 133-134, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. Commonly known as 7018 Asbury Station, San Antonio, TX 78244.

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 18TH DAY OF DECEMBER, 2025.

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

Kelly M. Doherty
Attorney for Plaintiff
20405 State Highway 249
Suite 170
Houston, TX 77070
12/22, 29, 1/5, 12

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 UNKNOWN HEIRS OF DOLORES E JAIME** WHOSE RESIDENCES ARE UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **ORIGINAL PETITION SEEKING A JUDICIAL JUDGMENT 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 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.**

TO WIT: THE UNKNOWN HEIRS OF DOLORES E JAIME

Nationstar Mortgage LLC (“Plaintiff”), its successors in interest or assigns, by and through its attorney of record, Bradley Conway or Marinosci Law Group, P.C., 16415 Addison Road, Suite 725, Addison, Texas 75001, (972) 331-2300, brought suit against Velia Alvarado, Esmeralda Guzman, Debbie Peterkin, Sylvia Smith, The Unknown Heirs of Dolores E Jaime (“Defendants”), to enforce the Note on the property located at 939 San Angelo, San Antonio, TX 78201, and legally described as: LOT TWENTY-TWO (22), BLOCK FOUR (4), NEW CITY BLOCK EIGHT THOUSAND SIXTY THREE (8,063), WICKS IOWA ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3025, PAGES 283- 284, 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 5TH 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

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-24520

**PENNYMAC LOAN
SERVICES, LLC**
vs.

NIGEL J JOHNSON 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: **THE UNKNOWN HEIRS OF DEMETRIUS JOHNSON** WHOSE RESIDENCE IS UNKNOWN.

YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **PLAINTIFF’S ORIGINAL PETITION SEEKING A JUDICIAL JUDGMENT 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 **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 October, 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.**

TO WIT: NIGEL J JOHNSON AND THE UNKNOWN HEIRS OF DEMETRIUS JOHNSON

PennyMac Loan Services, LLC (“Plaintiff”), its successors in interest or assigns, by and through its attorney of record, Bradley Conway or Marinosci Law Group, P.C., 16415 Addison Road, Suite 725, Addison, TX 75001, (972) 331-2300, brought suit against Nigel J Johnson and The Unknown Heirs of Demetrius Johnson (“Defendants”), to enforce the Note on the property located at 3234 Fort Clark, Saint Hedwig, TX 78152 and legally described as: Lot 2, in Block 1, CB 5087 of SPRING GROVE UNIT– 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20002, Page 2217, of the Plat Records of Bexar County, Texas. APN # 05087-701-0020.

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 11TH DAY OF DECEMBER, 2025.

(SEAL) GLORIA A. MARTINEZ
District Clerk of

Continued from page 4

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

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 AT LAW 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 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

CASE NO. 2025-CI-12151

LAKEVIEW LOAN SERVICING, LLC
vs.
JESSIE LEE RARD ET AL
(Note: Attached Documents may contain additional litigants)

IN THE 285TH DISTRICT COURT
BEXAR COUNTY, TEXAS

CITATION BY PUBLICATION

“THE STATE OF TEXAS” DIRECTED TO: **JESSIE LEE RARD; SAMANTHA JO RARD** WHOSE RESIDENCES ARE UNKNOWN.
YOU ARE COMMANDED TO FILE A WRITTEN ANSWER TO **ORIGINAL PETITION FOR JUDICIAL 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 **26th 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 **29th 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 FORECLOSURE.**
This is an In Rem action relating to a secured interest encumbering real property commonly known as 12931 Whisper Crossing, San Antonio, TX 78252 and with the legal description of LOT 54, BLOCK 7, WHISPER FALLS UNIT 2A, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20001, PAGES 1286-1289 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. Service by traditional means on Defendants JESSIE LEE RARD and SAMANTHA JO RARD have been unsuccessful.
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, TEX-

AS, THIS THE 10TH 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

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 **19th 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 **30th day of October, 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 Plaintiffs 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 AMESQUITA
Deputy

Eric Ramos Law, PLLC
Attorney for Plaintiff
40 N.E. Loop 410,

Suite 102
San Antonio, Texas 78216
12/15, 22, 29, 1/5

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. APN4: 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 July 19, 2024, Plaintiff, ROSENDO VALLE and Defendant NAIRIVIC DEL VALLE SIFONTES GONZALEZ were at the intersection

Continued from page 5

of N. Sahara and W. Ramsey. Plaintiff was traveling north on Sahara while Defendant was traveling south on W. Ramsey. 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: **TAMMY BELDEN KUTZ** 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 **19th day of January, 2026**, at or before 10:00 a.m. before the Honorable District Court of Bexar County for the **57th District Court** of Texas filed on the on this the **5th day of February, 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

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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 TERRRACE 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 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

Joseph M Vacek
Attorney For Plaintiff
5601 Executive Dr
Suite 400
Irving TX 75038-2806
12/8, 15, 22, 29



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 **SAPD ACADEMY – TACTICS AND FIREARMS BUILDING**. Online bids will be released on 12/22/25, and are due on 01/27/26, 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 01/27/26. 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
12/22, 29

PUBLIC NOTICE

SEALED BIDS, ELECTRONIC SUBMISSIONS. The City of San Antonio will utilize online bidding via the CivCast

portal for the INVITATION FOR BIDS for **S BRAZOS ST (ALAZAN CREEK – APACHE CREEK)**. Online bids will be released on December 22, 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
12/22, 29

PUBLIC NOTICE

NOTICE TO BIDDERS

SEALED BIDS will be received by the Purchasing Director, **San Antonio Water System**, 2800 US Hwy 281 North (78212), until 3:00 p.m., January 9, 2026 and then publicly opened and read aloud for furnishing. **Bid Name: PURCHASE OF HYDRO-EXCAVATION TRUCKS; Bid No.: 25-25152 (SC).**

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
12/22, 29

PUBLIC NOTICE

NORTH EAST INDEPENDENT SCHOOL DISTRICT is requesting bids/proposals for the following items: **RFP# 10-26 DISTRICT WIDE TELEPHONE SYSTEM REPLACEMENT IN SUPPORT OF THE NEISD 2025 BOND PROGRAM. FRIDAY JANUARY 9, 2026 @ 9:00 AM.**

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. 12/19, 12/22

PUBLIC NOTICE

NORTH EAST INDEPENDENT SCHOOL DISTRICT is requesting bids/proposals for the following items: **RFP# 12-26 COLOR DIGITAL PRESSES FOR PRINT SHOP, FRIDAY JANUARY 9, 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. 12/19, 12/22

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 ob-

tain 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 Muñoz, 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 opened and 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.

If Bidders intend to submit bids electronically, Bidders will need to submit a request by 2:00 PM (CST), on January 20, 2026, to receive access to the File Transfer Protocol (FTP) site via email to stephen.muniz@saws.org. Bidder's email requesting access to the FTP site shall provide the legal name of Bidder's company and the intended recipient's email address and phone number. No requests for FTP site access will be accepted after 2:00 PM (CST), on January 20, 2026. 12/17, 22

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**

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Visit us at www.salegalnews.com

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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 Visit us at www.salegalnews.com

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. <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

PURSUANT TO CHAPTER 59, Texas Property Code, **A-AAA KEY MINI STORAGE** located at **250 Spencer Lane San Antonio, Texas 78201** will hold an online public auction of property being sold to satisfy Landlord's lien. Auction will be held at www.storageauctions.com. **Bidding will begin Monday December 22nd 2025, at 10:30 am and concludes on Tuesday January 6th 2025, at 10:30 am or after.** Property will be sold to the highest bidder for **CASH.** *Deposit for removal and clean up may be required.* Seller reserves the right not to accept any bid and withdraw property from sale. Property in each space may be sold item-by-item, in batches, or by the space.

Property being sold: Jasmine Grant: Bag, Shoes, TV, Cooler. Naomi E Stein: Boxes, Suitcase, Drawer, Fiber barrel. David A Urista: Table, Drawer, TV, Christmas tree, Fish Tank. David A Urista: TV, Boxes, Totes, Fish tank. Nora E Garcia Lopez: Sofa, Bag. Reco Deantre Jabbar Obair: Vinyl Record, Bicycle. Janae Alexander: Clothes, Bags, Totes, Ladder. Ethan Peck: Boxes, Cooler, Sewing machine. Alissa Diaz: Refrigerator, Bags, Metal bed frame.

Contact Michael Coleman at 210-439-7303 or by email M22@trustedstorage-pros.com. 12/22, 29

PUBLIC NOTICE

PURSUANT TO CHAPTER 59, Texas Property Code, **KEY STORAGE** located at **10102 State Hwy 151 Access Rd San Antonio, TX 78251** will hold an online public auction of property being sold to satisfy Landlord's lien. Auction will be held at www.storageauctions.com. **The bidding will begin Monday 12.22.2025, at 10:30 AM and concludes on Tuesday 01.06.2026, at 10:30 AM.** Property will be sold to the highest bidder for **CASH.** *Deposit for removal and clean up may be required.* The seller reserves the right not to accept any bid and withdraw property from sale. Property in each space may be sold item-by-item, in batches, or by the space.

Property being sold: Heather Rome - Mattress, Bed Frame, Jacket. Marcos D Gon-

zalez – Totes, Couch, Box, Bags, Shelf. Joi J Robinson - Totes, Boxes, Fans, Shoes, Chairs, Luggage, Table. Rodolfo Ramirez - Boxes, Trash Can, Bed Frame, Bags, Totes, Lamp. Eboni Williams – Totes, Boxes, Bags, Ladder, Weights, Vacuum, Baskets, Luggage. Cameron Blair – Bed Frame, Mattress, Fishing Poles, Golf Clubs, Bags, Air Fryer, Bar Stools.

Contact Davin Dayhoff at 210-419-8672 or by email at m50@trustedstorage-pros.com. 12/22, 29

PUBLIC NOTICE

NOTICE OF PUBLIC SALE

Notice is hereby given that PODS ENTERPRISES, LLC, located at **3319 N Pan-Am Expy, San Antonio, TX 78219,** will sell the contents of certain containers at auction to the highest bidder to satisfy a landlord's lien. **Auction will be held online at www.StorageTreasures.com starting on January 8, 2026 and ending on January 15, 2026.**

Contents to be sold may include general household goods, electronics, office & business equipment, furniture, clothing and other miscellaneous property.

The name of the occupants and items to be sold are as follows: Gerald Gonzales– Treadmill, chairs, power tools, boxes, bags, and miscellaneous items; Michael Knowles– Cooler, chair, end table, wall art, boxes, bags, and miscellaneous items; Laurie Dorton– Refrigerator, smoker, large fan, boxes, bags, and miscellaneous items; Douglas Davidson– Refrigerator, couch, end table, boxes, bags, and miscellaneous items. 12/22, 29

PUBLIC NOTICE

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE of property to satisfy landlord's lien under chapter 59 of the Texas property code law. The sale will take place for **UPLIFT SELF STORAGE, 3426 W Loop 1604 S, San Antonio Texas 78245.** Online at StorageTreasures.com. **The auction will end at 11:00 am or thereafter on January 6, 2026.** Property will be sold to the highest bidder. If bidder does not pay in allotted time, the property will go to the 2nd highest bidder. Payment will be accepted only at the facility at 3426 W Loop 1604 S, proceeding the end of the on-line auction. *Cleanup & removal deposit is required.* Seller reserves the right to withdraw property from the sale.

All units include household items & misc. items unless otherwise noted: James Green, Amber Marie Moore, Cecilia Torres Alvarez, Brenda Bernal, Alexander Gonzalez, Brianna Hollins, Jon Saucedo. Tenants have the right to redeem the contents at any time prior to the Sale. The public is invited to bid. 12/22, 29

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-Hutsona, #621 Chanele Rowan, #718 Ian Avila, #824 Christopher Trevino, #1013 Norma Rodriguez, #2104 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, #1162 Michael Garcia, #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.

All bidders must go online <https://www.storage-treasures.com/> to participate in this auction. Online bidding will commence December 22, 2025. 12/17, 22

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 is hereby given in accordance with the terms and provisions of the Texas Alcoholic Beverage Code that Alam & Khan 2025 LLC d/b/a New MLK Food Mart has filed application for Q: Wine Only Package Store. Said business to be conducted at 3107 Martin Luther King Dr., San Antonio, Bexar County, Texas 78220. Ahidul Alam– Manager; Mohammad Khan– Manager.

12/19, 22



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 immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 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 Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of

Continued from page 7

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 THEYRE-OF, 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 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 BAL-

CONES 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

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 407th 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.
BLANCO RD PROPERTY
OWNER, LLC

No. 2025-CI-10674

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:

THE PROPERTY KNOWN AS 12221 BLANCO RD, SAN ANTONIO, TEXAS, AND MORE FULLY DESCRIBED AS BEING, LOT 1, BLOCK 1, NEW CITY BLOCK 16454, FOXFIRE SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS. ("PROPERTY").

Levied on the **17th day of November 2025** and to be sold to satisfy the judgment dated the 25th day of September, 2025 in favor of the Plaintiff **VAMVORAS, LTD.**, recovered against **BLANCO RD PROPERTY OWNER, LLC** for the sum of \$8,100.81 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, September 25, 2025; reasonable, necessary, equitable and just attorney's fees in the amount of \$1,060.50; all taxable costs of court in the amount of \$600.32 and post-judgment interest thereon at the rate of 7.5% per annum from September 25, 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 17, 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 407th 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.
FAIRHAVEN PROPERTY
OWNER, LLC

No. 2025-CI-07453

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:

THE PROPERTY KNOWN AS 8631 FAIRHAVEN ST., SAN ANTONIO, TEXAS 78229, AND MORE FULLY DESCRIBED AS BEING: LOT 2, NCB 14595, UNIVERSITY ESTATES UNIT 17, A SUBDIVISION IN SAN ANTONIO, BEXAR COUNTY, TEXAS. ("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 **FAIRHAVEN PROPERTY OWNER, LLC** for the sum of \$2,937.61 plus per-judgment interest on such debt at the rate of 7.5% per annum from April 2, 2025, until the date of this judgment, October 6, 2025; reasonable, necessary, equitable and just attorney's fees in the amount of \$1,239.00; all taxable costs of court in the amount of \$514.22 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

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 14th day of October 2025 by the Clerk thereof in the case of:

NORTHWEST CROSSING
ASSOCIATION OF
SAN ANTONIO, INC.
vs.
SYLVIA GARCIA AND
FERNANDO MORA

No. 2024-CI-22144

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

Continued from page 8

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:

LOT 52, BLOCK 71, NEW CITY BLOCK 18500, NORTHWEST CROSSING TOWNHOUSE, UNIT 13, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 9501, PAGE(S) 31, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS MORE COMMONLY KNOWN AS 9543 COOLBROOK, SAN ANTONIO, TX 78250 (“PROPERTY”).

Levied on the **6th day of November 2025** and to be sold to satisfy the judgment dated the 27th day of August, 2025 in favor of the Plaintiff **NORTHWEST CROSSING ASSOCIATION OF SAN ANTONIO, INC.** recovered against **SYLVIA GARCIA AND FERNANDO MORA** for the sum of \$2,378.34; reasonable attorney’s fees in amount of \$2,834.50: additional attorney’s fees in the amount of \$1,800.00. in the event it becomes necessary for Plaintiff to obtain a writ of execution and/or order of sale and have the Property posted for a constable’s sale or sheriff’s sale in order to collect the amounts

awarded in this Judgment; additional attorney’s fees in amount of \$900.00 should Defendants file a Motion for New Trial that is subsequently denied or overruled; additional attorney’s fees in amount of \$5,500.00 should the final judgment in this case be unsuccessfully appealed to a State of Texas Appeals Court; additional attorney’s fees in amount of \$5,500.00 should final judgment in this case be unsuccessfully appealed to the Texas Supreme Court and costs of court in amount of \$376.58, process service fees in amount of \$241.00 together with post-judgment interest at the rate of 7.5% per annum from August 27, 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 6, 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 **57th Judicial District Court** of Bexar County, Texas on the 1st day of October 2025 by the Clerk thereof in the case of:

ROLLING RIDGE VILLAGE ASSOCIATION vs. RANDOLPH M. RUBIO AND REGINA ANNETT EVANS

No. 2024-CI-27095

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 locat-

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:

LOT 55, BLOCK 10, NEW CITY BLOCK 14095, ROLLING RIDGE TOWNHOUSE SUBDIVISION, IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6500, PAGE 211, CORRECTED IN VOLUME 6800, PAGE 107, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS MORE COMMONLY KNOWN AS 5439 CALLAGHAN ROAD, SAN ANTONIO, TX 78228. (“PROPERTY”).

Levied on the **3rd day of November 2025** and to be sold to satisfy the judgment dated the 22nd day of July, 2025 in favor of the Plaintiff **ROLLING RIDGE VILLAGE ASSOCIATION** recovered against **RANDOLPH M. RUBIO AND REGINA ANNETT EVANS** for the sum of \$9,936 33; reasonable attorney’s fees in amount of \$2,524.50: additional attorney’s fees in the amount of \$1,800.00 in the event it becomes necessary for Plaintiff to obtain a writ of execution and/or order of sale and have the Property posted for a constable’s sale or sheriff’s sale in order to collect the amounts awarded in this Judgment; addi-

tional attorney’s fees in amount of \$900.00 should Defendants file a Motion for New Trial that is subsequently denied or overruled; additional attorney’s fees in amount of \$5,500.00 should the final judgment in this case be unsuccessfully appealed to a State of Texas Appeals Court; additional attorney’s fees in amount of \$5,500.00 should final judgment in this case be unsuccessfully appealed to the Texas Supreme Court and costs of court in amount of \$376.58, process service fees in amount of \$241.00 together with post-judgment interest at the rate of 7.5% annum from July 22, 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 4, 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 1st day of October 2025 by the Clerk thereof in the case of:

SA WOLFCREEK HOMEOWNERS ASSOCIATION INC. vs. ALFREDO A NAVARRO

No. 2024-CI-25445

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

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Make Homemade Pizza the Centerpiece of Holiday Parties

FAMILY FEATURES

During a season of turkey dinners and festive cocktails, those rich holiday staples may start feeling heavy. When it’s time to reset with a lighter, delicious homemade dinner, try a seasonally appropriate pizza as a simple solution for returning to routine.

In fact, regardless of season, pizza remains one of the most popular food choices in the country. According to Current’s “Pizza Wars” survey, which explored preferences and habits among 6,500 respondents in America’s most populous metropolitan areas, the average respondent ordered nearly five pizzas per month. With New York-style rating as the top preference and pepperoni as the favorite topping, the survey found Americans would have to be paid an average of more than \$14 million to give up pizza for life.

Additionally, 45% of respondents identified undercooked pizza dough as the worst “pizza crime.” To help avoid that fate, experienced pizzaioli and everyday home cooks alike are turning more often to electric pizza ovens, which deliver restaurant-quality pies without gas or open flames. Energy efficient with capabilities for both indoor and outdoor use, they’re a versatile solution for apartment dwellers and those crafting homemade pizzas any time of year.

Building on a mission to reimagine cooking with electric technology that’s smarter, cleaner and more sustainable, the Current Model P Smart Oven Pizza reaches 850 F, perfect for Neapolitan-style pizzas ready in just 2 minutes, such as this Truffle Mushroom Pizza that’s an ideal fit for complementing all those heavy holiday meals with a lighter weeknight bite.

Its design combined with a cordierite 12-inch cooking stone ensures uniform heat for authentic, crispy crusts with multiple cooking modes, giving you the versatility to cook any way you like. Controlling through a smartphone app offers digital temperature monitoring along with chef-curated recipes or a “pizza build calculator,” which takes the

guesswork out of pizza-making – you can personalize a 12-inch pizza with your chosen amount of sauce, cheese, toppings and even dough thickness, and the app will compute a customized time and temperature for perfect cooking.

A thoughtful gift for foodies and gadget fanatics alike, you can bring the joy of pizza to the holiday season with these topping ideas and celebration inspiration:

- Bring comfort to winter with toppings like sausage, roasted squash, mushrooms, caramelized onions and smoked gouda.
- Take advantage of leftovers from holiday gatherings with a pizza that includes brie, cranberry drizzle, roasted turkey and spiced butternut squash.
- For a sweet treat, top with hazelnut spread and marshmallows – perfect for capping off holiday parties.
- To get loved ones involved, host a pizza party swap where friends and family create pies with favorite seasonal toppings.
- Host a DIY pizza bar allowing guests to personalize their own pizza creations, a delicious way to wind down the festivities.

To find more pizza-infused holiday inspiration, visit [CurrentBackyard.com](https://www.currentbackyard.com).



Truffle Mushroom Pizza

Recipe courtesy of Chef Trimmell Hawkins, Current

Cream Sauce:

- Oil or butter, for sauteeing**
1/4 cup onions, small diced
3 garlic cloves, minced
1/2 cup mushrooms (such as baby portobello, button or shiitake), minced
1 tablespoon picked thyme
2 cups heavy cream
2 tablespoons cornstarch
4 tablespoons water
2 tablespoons truffle oil
salt, to taste
pepper, to taste

Pizza:

- 1 pizza dough**
grated or fresh mozzarella cheese
mushrooms
spinach (optional)
cooked sausage (optional)

To make cream sauce: In saucepan over medium heat, add oil or butter. Saute onions until translucent then add garlic and mushrooms. Cook until mushrooms release moisture and begin to caramelize.

Stir in picked thyme and cook 1 minute to release oils.

Add heavy cream and bring to gentle simmer. Let it reduce slightly, 5-7 minutes.

In small bowl, mix cornstarch and water to make slurry. Slowly whisk into simmering cream sauce until it reaches desired consistency.

Remove from heat and stir in truffle oil. Taste and adjust seasoning with salt and pepper.

To prepare pizza: Preheat Current Model P Smart Pizza Oven to 850 F. While oven heats up, roll dough out to 8-12 inches and add desired amount of cream sauce.

Top with mozzarella, mushrooms, spinach and sausage, as desired. Once oven is hot, cook pizza 2 minutes until bubbly.

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:

REAL PROPERTY LOCATED AT 10703 BLACK WOLF BAY, SAN ANTONIO, TEXAS 78245 AND LEGALLY DESCRIBED AS LOT 5, BLOCK 37 OF WOLF CREEK SUBDIVISION, UNIT 4, A SUBDIVISION IN BEXAR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 9577, PAGES 67-68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (“PROPERTY”).

Levied on the **5th day of November 2025** and to be sold to satisfy the judgment dated the 3rd day of March, 2025 in favor of the Plaintiff **SA WOLF-CREEK HOMEOWNERS ASSOCIATION INC.**, recovered against **ALFREDO A NAVARRO** for the sum of \$1,393.31; usual, customary, reasonable, equitable and just trial court attorneys’ fee the amount of \$1,375.00 and costs in the amount of \$644.91; Court Costs and foreclosure costs; pre-judgment interest at the rate of 10% per annum on the sum of \$1,393.31 from November 12, 2024, through the day before the date of this judgment; conditional attorneys’ fees in the amount of \$500.00 if Plaintiff requests a writ of execution/order of sale to foreclose its lien on Defendant’s real property; \$1,500.00 if Plaintiff prepares and serves post-judgment written discovery; and \$2,500.00 if Plaintiff takes a post-judgment deposition with post-judgment interest at the rate of 10% per annum from March 3, 2025 until paid, and all costs of suit, together with a foreclosure of a lien on the above described property.

WHEREAS, **SA WOLF-CREEK HOMEOWNERS ASSOCIATION INC.**, received a \$625.80 payment which was applied to the above said judgment against **ALFREDO A NAVARRO**.

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 5, 2025.
JAVIER SALAZAR
Sheriff of Bexar County, Texas
12/15, 22, 29

Starfish Pom Poms
12263 Upton Park
San Antonio, TX 78253
Heather Van Cleve
Owner(s)
(657) 451-0790
Naics No 454110

Three Tails
14538 Prairie Clover
San Antonio, TX 78253
Andrea Magana
Owner(s)
(210) 609-0250
Naics No 453998

Triple G Enterprise Consulting & Construction
525 County Road 375
San Antonio, TX 78253
Triple G Enterprise Consulting & Construction L
Owner(s)
(210) 819-9373
Naics No 238220

Excel Bumper
6235 Wt Montgomery
San Antonio, TX 78252
Excel Bumper
Owner(s)
(210) 673-7600
Naics No 811111

Ramirez Enterprise Group
6235 Wt Montgomery Lot B
San Antonio, TX 78252
Ramirez Enterprise Group
Owner(s)
(714) 510-7221
Naics No 811111

Beans & Brews
Coffee House #2704
9139 Grissom Rd
San Antonio, TX 78251
B & B Of Texas
Owner(s)
(210) 876-9590
Naics No 722515

Bennyworks
9130 Thomas York Blvd
San Antonio, TX 78251
Bennyworks
Owner(s)
(210) 393-8014
Naics No 454210

Empanadas Y Arepas Jovi
7767 Culebra Rd
San Antonio, TX 78251
Maria Johanna Ramirez Leon
Owner(s)
(210) 993-7187
Naics No 722330

Fabulous Fashion Boutique
10148 Culebra Rd
Apt 1305
San Antonio, TX 78251
Megan M Callahan
Owner(s)
(210) 355-8348
Naics No 448130

Goodnature Clothing
8627 Lahemaa Fls
San Antonio, TX 78251
Goodnature Clothing
Owner(s)
(210) 518-5078
Naics No 454110

Hayat Market & Bakery
7627 Culebra Rd, #115
San Antonio, TX 78251
Hayat Market & Bakery
Owner(s)
(210) 995-1408
Naics No 445110

Residence Inn San Antonio
Seaworld Westover Hills
10842 State Highway 151
San Antonio, TX 78251
Sat Westover Hills
Owner(s)
(210) 340-9991
Naics No 722515

Three Wise Men
Of Bethlehem
9211 Osage Vly
San Antonio, TX 78251
Three Wise Men
Of Bethlehem
Owner(s)
(810) 397-5653
Naics No 453998

Brevity Coffee
10350 Bandera Rd
San Antonio, TX 78250
Coffee Ever After
Owner(s)
(956) 337-6737
Naics No 722515

The Dragon Claw
8103 Bandera Rd, #103
San Antonio, TX 78250
The Dragon Claw
Owner(s)
(830) 515-9158
Naics No 713120

Victoria White
9330 Valley Way
San Antonio, TX 78250
Victoria Eulalia White
Owner(s)
(512) 721-9280
Naics No 711510

Castlehill
5138 Utsa Blvd, #101
San Antonio, TX 78249
Castlehill Management Group
Owner(s)
(956) 732-8027
Naics No 722511

Heb Food Store #799
7330 N Loop 1604 W
San Antonio, TX 78249
Heb Beverage Company
Owner(s)
(210) 938-8269
Naics No 445310

HEB Food Store #799
7330 N Loop 1604 W
San Antonio, TX 78249
H-E-B Lp - Owner(s)
(210) 938-8000
Naics No 445110

Heb Food Store #799 (Bbq)
7330 N Loop 1604 W, #101
San Antonio, TX 78249
Heb Beverage Company
Owner(s)
(210) 938-8269
Naics No 445310

Heb Food Store #799 (Bbq)
7330 N Loop 1604 W, #101
San Antonio, TX 78249
H-E-B Lp
Owner(s)
(210) 938-8000
Naics No 445110

Lavender Blues Crafts
11830 Gravetree St
San Antonio, TX 78249
Chiya Orosco
Owner(s)
(210) 313-7665
Naics No 454110

Lucy’s Doggy Daycare 1604 Loop
5010 N Loop 1604 W
San Antonio, TX 78249
Village Pet Care - Owner(s)
(385) 315-8264
Naics No 812910

Raloz Wholesale
13903 Babcock Rd Apt 3311
San Antonio, TX 78249
Rafael Lozano Daniel
Owner(s)
(956) 360-4086
Naics No 452319

Soutex Maintenance & Construction
11914 Holm Oaks Dr
San Antonio, TX 78249
Turnkey Real Estate
Investment Group - Owner(s)
(210) 701-3571
Naics No 236220

Tx San Utsa Student
Union-Farmers Fridge
1 Utsa Cir
San Antonio, TX 78249
Romaine Empire - Owner(s)
(630) 815-6360
Naics No 311991

Restaurant Evolution
1846 N Loop 1604 W, #205
San Antonio, TX 78248
Restaurant Evolution
Owner(s)
(210) 664-1040
Naics No 722330

Trendy Float
16743 Worthington
San Antonio, TX 78248
Trendy Float
Owner(s)
(210) 452-1612
Naics No 453998

Bexar Roots Plant Company
14714 Academy Oak
San Antonio, TX 78247
Bexar Roots Plant Company
Limited Liability Compa
Owner(s)
(956) 376-7288
Naics No 111422

Brian Wolfe
3339 Falcon Grove Dr
San Antonio, TX 78247
Brian Wolfe
Owner(s)
(210) 789-9039
Naics No 454390

Five Below #5168
14036 Nacogdoches Rd
San Antonio, TX 78247
Five Below
Owner(s)
(215) 864-0477
Naics No 451120

Happy Vintage
16501 Hunting Glen St
San Antonio, TX 78247
Waleska Agosto Feliciano
Owner(s)
(210) 393-7202
Naics No 423990

Homer Olveda
15230 Kamary Ln
San Antonio, TX 78247
Homer Olveda
Owner(s)
(210) 843-7681
Naics No 453310

Jana’s Wild Palette
2103 Plum Blossom St
San Antonio, TX 78247
Jana Prucha - Owner(s)
(210) 938-8000
Naics No 454110

K3 Trailer Rental
6114 Mackenzie
San Antonio, TX 78247
K3trailerrentals
Owner(s)
(210) 998-9791
Naics No 532120

Lazy Wolf Enterprises
15719 Timberway St Attn Lazy Wolf Enterp
San Antonio, TX 78247
Lazy Wolf Enterprises
Owner(s)
(210) 816-1495
Naics No 452319

Mystic Angel Creations
5883 Spring Cabin
San Antonio, TX 78247
Sandra J Hartman
Owner(s)
(832) 797-3451
Naics No 339910

Rustic Reminders
16216 Nacogdoches Rd
San Antonio, TX 78247
Rustic Reminders
Owner(s)
(830) 420-4009
Naics No 711510

Stripe-Rite
5938 Spring Xing
San Antonio, TX 78247
David Joseph & Marcia Pederson
Owner(s)
(210) 842-4994
Naics No 238910

Xerox Business Solutions
17280 Green Mountain Rd
San Antonio, TX 78247
Xerox Business Solutions
Owner(s)
(585) 423-5238
Naics No 453210

A M C Electronics
9531 Millbrook Dr
San Antonio, TX 78245
Abel A Casarez - Owner(s)
(210) 400-4933
Naics No 452319

Alamo Area Beekeepers
Association
10765 Gemsbuck Ldg
San Antonio, TX 78245
Alamo Area Beekeepers
Association
Owner(s)
(210) 833-2954
Naics No 424910

Bluemoon Candles & Crafts
10230 Medio Crk
San Antonio, TX 78245
Sharice Williams
Owner(s)
(210) 438-2776
Naics No 453220

Ez’s Potranco
12922 Potranco Rd Bldg 1a
San Antonio, TX 78245
Ez’s - Potranco - Owner(s)
(210) 912-6567
Naics No 722513

Ghost Auto Detailing
1623 Crown Daisy
San Antonio, TX 78245
Gabriel Hernandez
Owner(s)
(210) 868-2309
Naics No 812990

Lou’s Hot Box
2710 Gato Del Sol
San Antonio, TX 78245
Paul L Garza & Maricella Garza
Owner(s)
(830) 699-1401
Naics No 722330

Slc Designs
3127 Lindenwood Way
San Antonio, TX 78245
Christopher Michael Montoya
Owner(s)
(210) 264-4048
Naics No 454390

St Rose Of Lima Catholic Church
9883 Marbach Rd
San Antonio, TX 78245
St Rose Of Lima Catholic Church
Owner(s)
(210) 675-1920
Naics No 452319

Ventus Mechanical Services
1431 Kedros
San Antonio, TX 78245
Pedro Ismael Sanchez Moreno
Owner(s)
(210) 926-9754
Naics No 238220

Vintagegrails
13023 Cygnus
San Antonio, TX 78245
Joshua Melo
Owner(s)
(954) 328-9117
Naics No 452319

Brentwoods Antique
5422 Onyx Vly
San Antonio, TX 78242
Allyssa Marie Laulu
Owner(s)
(925) 995-7913
Naics No 423210

Master Chiefz
5142 W Military Dr
San Antonio, TX 78242
St Anthonys Consulting
Owner(s)
(830) 349-8766
Naics No 453991

T & Kids Bargain House
9333 Sw Loop 410
San Antonio, TX 78242
Tasha Nichole Mccracken
Owner(s)
(210) 638-0963
Naics No 448150

Traders Village
9333 Sw Loop 410
San Antonio, TX 78242
Rebecca Lee Leyva
Owner(s)
(210) 629-5919
Naics No 454390

Traders Villages
9333 Sw Loop 410
San Antonio, TX 78242
Jose Horacio Olivares Jr
Owner(s)
(210) 980-7082
Naics No 452319

Blessed Lineage Holdings
7802 Sierra Verde
San Antonio, TX 78240
Blessed Lineage Holdings
Owner(s)
(210) 313-4417
Naics No 531390

Brewcity Homebrew Supply
8666 Huebner Rd
San Antonio, TX 78240
Brewcity Homebrew Supply
Owner(s)
(414) 510-4033
Naics No 453998

Ichiban Steak & Asian Fusion
8601 Huebner Rd
San Antonio, TX 78240
Chen Beyond - Owner(s)
(817) 472-7912
Naics No 722511

Snowflake Donut
5802 Babcock Rd
San Antonio, TX 78240
Sochan Lay - Owner(s)
(832) 597-9048
Naics No 722513

Tandoor Palace
Indian Restaurant
9002 Wurzbach Rd #101
San Antonio, TX 78240
Sandhurai
Owner(s)
(210) 691-5900
Naics No 722511

Tried & True Landscape
9315 Maverick Pass
San Antonio, TX 78240
Derek D Schoenfeld
Owner(s)
(210) 550-9611
Naics No 561730

Tacos El Salto Jalisco
8310 New World
San Antonio, TX 78239
Tacos El Salto Jalisco
Owner(s)
(210) 803-5346
Naics No 722330

Zayras Mexican Restaurant
6138 Montgomery Dr
San Antonio, TX 78239
Zayras Mexican Restaurant
Owner(s)
(210) 852-4042
Naics No 722511

Aerie By American Eagle #2570
6301 Nw Loop 410, #G05b
San Antonio, TX 78238
Ae Outfitters Retail Co
Owner(s)
(412) 432-0876
Naics No 448110

American Eagle Outfitters #188
6301 Nw Loop 410
San Antonio, TX 78238
Ae Outfitters Retail Co
Owner(s)
(412) 432-0876
Naics No 448110

Anime Toyko
3333 Wurzbach Rd, #105
San Antonio, TX 78238
Mark D Sanchez - Owner(s)
(646) 251-4629
Naics No 452319

Decals4dayz
5301 Blackberry Dr
San Antonio, TX 78238
Saul Conde - Owner(s)
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Florida Grapefruit Brandy Sour

Recipe courtesy of the Florida Department of Citrus
Prep time: 5 minutes
Servings: 1

- 1 3/4 ounces brandy
- 2 1/2 ounces freshly squeezed Florida Grapefruit Juice
- 1/3 ounce simple syrup, or to taste
- 2 dashes bitters
- 1 egg white
- ice cubes
- 1 ounce sparkling water
- Florida Grapefruit twist, for garnish

In cocktail shaker, add brandy, Florida Grapefruit juice, simple syrup, bitters and egg white. Shake vigorously 15-20 seconds to create frothy texture. Add ice cubes to shaker and shake 15 seconds to chill drink. Strain into chilled coupe or rocks glass filled with fresh ice. Pour light splash of sparkling water over top to enhance effervescence. Garnish with grapefruit twist.



Florida Grapefruit Brandy Sour

Grazing and Gifting

Sweet Solutions for the Holiday Rush

FAMILY FEATURES

If you feel yourself slipping into the last-minute rush of the holiday season, still searching for dazzling recipes and abundant gifts, rest assured – you’re not alone. Light, refreshing ingredients for spectacular meals are just a click away, and they can make for the perfect presents, too. Abundantly sweet and simple, Florida Citrus Gifts are a simple way to share holiday cheer with family, friends and loved ones. From cheerful boxes to beautiful baskets and more, they offer options in all shapes and

sizes, loaded with freshly picked tangerines, grapefruits, oranges and mandarins. They’re easy to send and even easier to enjoy, providing a one-of-a-kind (and healthy) way to share holiday cheer in memorable meals like Scallops with Florida Grapefruit Butter, sure to become a household favorite for years to come. Pair it with a light and refreshing Florida Citrus Salad with Burrata featuring fresh grapefruit and oranges mingling with peppery arugula and creamy burrata to bring a bit of balance to holiday dining.

No festivity is complete without libations, and this Florida Grapefruit Brandy Sour can be a staple at your beverage station. Just mix freshly squeezed Florida Grapefruit juice with brandy, simple syrup, bitters and egg white (for froth) then finish with sparkling water. Find deliciously thoughtful ways to share the sweetness of the season with loved ones by visiting [PickFLA.com](#), which features an interactive map to find a range of gift options that fit your holiday needs.

Scallops with Florida Grapefruit Butter

Recipe courtesy of the Florida Department of Citrus
Prep time: 30 minutes
Cook time: 3 minutes
Servings: 4

- 2 Florida Grapefruit
- 1 fennel bulb
- 3 tablespoons olive oil, plus additional for searing, divided
- 1 tablespoon sherry vinegar
- 1/8 teaspoon, plus 1 pinch, salt, divided, to taste
- 1/8 teaspoon, plus 1 pinch, pepper, divided, to taste
- 1 small bunch fresh cilantro
- 12 scallops with empty shells
- 1 tablespoon butter

Peel and cut one Florida Grapefruit into segments. Squeeze remaining grapefruit and reserve juice. Wash and finely chop fennel. In bowl, mix fennel with olive oil, sherry vinegar and 1 pinch salt and pepper. Mix and add fresh cilantro. Keep a few leaves for garnish. In hot frying pan, drizzle with olive oil then sear scallops 1 minute on each side. Remove scallops from pan then deglaze with reserved Florida Grapefruit juice. Let it simmer slightly and add butter to make sauce. Add 1/8 teaspoon salt and pepper. Place 1 tablespoon fennel salad in washed shell, top with three scallops and coat with grapefruit butter. Finish with reserved cilantro leaves and fresh grapefruit segments.



Scallops with Florida Grapefruit Butter



Florida Citrus Salad with Burrata

Florida Citrus Salad with Burrata

Recipe courtesy of the Florida Department of Citrus

- Florida Citrus Vinaigrette:
- 1/3 cup Florida Grapefruit Juice
 - 1/3 cup Florida Orange Juice
 - 2 teaspoons orange zest
 - 2 tablespoons cider vinegar
 - 2 teaspoons honey
 - 1 tablespoon Dijon mustard
 - 1/3 cup olive oil
 - 2 tablespoons shallots
 - sea salt, to taste
 - fresh pepper, to taste

- Pickled Onion:
- 1 red onion, thinly sliced
 - 1/2 cup white vinegar or cider vinegar
 - 1/2 cup water
 - 1 tablespoon sugar
 - 1 teaspoon salt

- Burrata Salad:
- 4 Florida Grapefruit, peeled and cut into segments
 - 3 oranges, peeled and cut into segments
 - 1 bunch radishes, sliced thin and cut into sticks
 - 1/3 cup pistachios, grilled and coarsely chopped
 - 1 cup arugula
 - 2 tablespoons dill, chopped
 - sea salt, to taste
 - pepper, to taste
 - 8 ounces burrata

To make vinaigrette: In small bowl, mix Florida Grapefruit Juice, Florida Orange Juice, orange zest, cider vinegar, honey, Dijon, olive oil and shallots until dressing is emulsified. Season with salt and pepper, to taste. Set aside. Vinaigrette will keep 7 days in refrigerator. To make pickled onion: Place sliced onion in airtight canning jar. In small saucepan, combine vinegar, water, sugar and salt. Bring to boil and pour over sliced onion in jar. Add small amount of water to completely cover onion. Refrigerate at least 2 hours before serving. Pickled onions will keep 15 days in refrigerator. To make burrata salad: In bowl, combine Florida Grapefruit and Orange segments; add radish sticks, toasted pistachios, arugula and dill. Season with salt and pepper, to taste. Place salad on large plate, top with coarsely chopped burrata and drizzle generously with citrus vinaigrette and pickled onion.

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