

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Bo Xiang, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Feb. 6, 2025

Notice ID: We40gb8lka89n44leT66
Notice Name: Hunter Ranch notice

PUBLICATION FEE: \$28.32

I declare under penalty of perjury that the foregoing is true and correct.

Bo Xiang

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Signed or attested before me on this: 02/06/2025

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF INTENTION TO
INTRODUCE A BILL
IN THE LEGISLATURE OF
TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 89th Legislature of Texas a bill relating to the powers and authority of Hunter Ranch Improvement District No. 1 of Denton County, Texas. This publication was paid for by HR 3200, L.P.

drc 02/06/2025

employment or that applicants will be qualified for jobs listed.

EMPLOYMENT

help wanted 305

City of Denton
Employment Opportunities
Apply Online At
www.dentonjobs.com



DATCU
CREDIT UNION

We are Hiring!
Apply online at datcu.org
EOE

job lists 340

ATTENTION: DMC assumes no responsibility for ad content. Consideration should be given before making a financial commitment. Please be aware of long distance charges, application fees, & credit card info you provide. Books/lists of jobs do not guarantee employment or that applicants will be qualified for jobs listed.

LIVESTOCK/PETS

pets 424

FREE KITTENS
Neutered male & spayed female, gray tabby kittens, 4 months old. Litter box trained & have shots.
Call or text 940-577-1692

MERCHANDISE

portable/steel buildings 554

Madden Portable Buildings & Carports. Call for details.
maddenportablebuildings.net
940-382-7060

garage sales 585

MULTI-FAMILY ESTATE SALE
1809 Wisteria St., Backyard Sale
Over 500 new items
Housewares, vintage, fishing, tools, collectibles
Over 15+ tables full
Thursday, Friday, Saturday, Feb 6th-8th; 9am-3pm

REAL ESTATE FOR RENT

acreage for rent 601

PUBLISHER'S NOTICE: All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination." We will not knowingly accept advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

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PUBLIC NOTICES

Access legals:
www.dentonrc.com

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF RICHARD V. LUNA

Notice is hereby given that original Letters of Testamentary for the Estate of RICHARD V. LUNA , Deceased, were issued to the undersigned on 14th day of January, 2025 , in the matter styled below. This matter is at this time being administered in Denton County, Texas, and the undersigned currently holds such Letters Testamentary . All persons having claims against this Estate are required to present them to the Independent Executrix named below before the date of closing of the Estate, before such claims are barred by the applicable Statute of Limitations, and within the time prescribed by law.

DATED on the **January 14, 2025.**

PATSY MYERS LUNA
Independent Executrix

/s/ Rick Weaver
c/o Rick Weaver
Bar No.: 210108252
The Weaver Firm, P.C.
Mailing: PO Box 559
Physical: 101 W. First St.
Rhame, TX 76078
Main: 817-638-9016
Fax: 817-638-2500
rweaver@weaverlegal.net

Cause No. PR-2024-01558-B
Probate Court Two of Denton County, Texas

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APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT BY DALLAS QUINTET INC DBA LAUNCH FAMILY ENTERTAINMENT, TO BE LOCATED AT 2460 S STEMMONS FWY, LEWISVILLE, DENTON COUNTY, TEXAS 75067. OFFICERS OF SAID CORPORATION ARE HAPPY CHAU - PRESIDENT, LINDSEY DAY - SECRETARY.

DRC 02/06/2025, 02/07/2025

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Attorney of Applicant:
Olivia R. Ponce
502 Oak St., Suite 200
P.O. Box 280
Denton, Texas 76202

Probate Court #1
3900 Morse St., Ste 100
Denton, Texas 76208

The State of Texas

PR-2021-01623
The Estate of Susan Hall
Keith, Deceased

CITATION ON APPLICATION FOR DETERMINATION OF HEIRSHIP

NOTICE IS HEREBY GIVEN that William Chad Keith filed an Application for Determination of Heirship And For Independent Administration And Letters Of Administration, in the Probate Court #1 of Denton County, Texas. Nature of the proceeding is the request for the Court to declare heirship in The Estate of Susan Hall Keith, Deceased.

Probate Court #1 may act on said application at any call of the docket on or after 10:00 am on the first Monday next after the expiration of 10 days from the date this citation is served.

YOU ARE CITED to appear by filing a written contest or answer on or before that time should you desire to do so. To ensure its consideration, any written contest, objection, intervention, or other answer should be filed with the Denton County Clerk on or before the date above.

The law enforcement officer or authorized entity shall execute this citation by publication in the manner prescribed by law and returned as the law directs. The return and any document to which it is attached must be filed electronically.

ISSUED and given under my hand and seal of said court and office, on 1/29/2025.

BY: */s/ Adriana Esquivel*
Adriana Esquivel, Deputy
JULI LUKE, COUNTY CLERK
DENTON COUNTY, TEXAS
3900 Morse, Denton, TX 76208

drc 02/06/2025

Abandoned Vehicles
Trailer Black VIN: N/A Total charges due as of 2/4/2025 \$407.96 Invoice: 895396C Pro Tow Wrecker Service 1006 E. Main Street Lewisville, TX 75067 972-219-7090 TDLR #: 0001285VSF <http://www.tdlr.texas.gov>

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Cause No. PR-2024-01542-B Probate Court Two of Denton County, Texas

drc 02/06/2025

Pursuant to Chapter 59, Texas Property Code, Storage Depot will hold a public auction of property being sold to satisfy landlord's lien. Sale will be held online at www.iBid4Storage.com. The online auction will start on Feb. 20, 2025, at 9:00 am and will end on Feb. 25, 2025, at 1:00 pm. It is free to register online and all payments are paid to Storage Depot location listed below. Please contact Storage Depot at the location listed below for any questions concerning the auction. Property will be sold to the highest bidder for cash. Deposit for removal and clean-up will be required. Seller reserves the right to not accept any bid and to withdraw property from sale. Property includes contents in spaces of the following tenants: 1201 S. Loop 288, Denton, TX 76205 Lena Stiggers- furniture, boxes, bags, misc. Lena Stiggers- furniture, golf clubs, misc.

drc 02/06/2025, 02/13/2025

NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce in the Regular Session of the 89th Legislature of Texas a bill relating to the powers and authority of Hunter Ranch Improvement District No. 1 of Denton County, Texas. This publication was paid for by HR 3200, L.P.

drc 02/06/2025

NOTICE TO CREDITORS
Notice is hereby given that WALTER WALLACE PHILLIPS was appointed Independent Executor of the Estate of WALLACE SCOTT PHILLIPS, Deceased, and issued Letters Testamentary on January 31, 2025, in Cause No. PR-2024-01593-A, pending in the Probate Court, Denton County, Texas. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law. c/o Ryan Webster Alagood Cartwright Burke 319 W. Oak St. Denton, Texas 76201 DATED the 3th of February, 2025. /s/ Ryan T. Webster Ryan T. Webster

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Kevin Lamar; watson, Carrie; Sukenik, Brenda; Alexander, Isaac; Hicks, Deshonte; Garst, Alexander; Murphy, Sandra; Council, Micah; Madhav, Angelena

PUBLIC STORAGE # 27602, 26740 E University Dr, Aubrey, TX 76227, (940) 365-3060
Time: 12:45 PM
Sale to be held at www.storage-treasures.com.
McGowan, Rocky; Russell, Matthew; Littlejohn, Tashawn; Scott, Shannon; Batts, Lachay; WGE Studios Bankston, Diamond; Grummons, Brandy; Lucas, Jake; Jackson, Briunae; Makaka, Bevan; Florentino, Stephen R; Chappell, Adrian; Chapel, Jeff L; Green, Andrea; Lawrence, Mikella; Meredith, Lionel

PUBLIC STORAGE # 27655, 4150 Gazebo St, Aubrey, TX 76227, (469) 200-6061
Time: 01:00 PM
Sale to be held at www.storage-treasures.com.
Stacy, James; Lawrence, Amani; mcgrue, Kamil; Lawrence, Mikaela; PPE, North Texas; Carouthers, StarLita; Letele, Caren; victoria, Mallory; Zaheer, Asma; Blunt, Darryale; Piccadillydecors Ltd Co Njem, Sikod; Henry, Adrian; Piccadilly decors Ltd Co Njem, Sikod; Alberty, Mario; Kingdom Life Ministries, USA Joseph, Debbie; Wiley, Sherrie; Sample, Shanice; cannady, Victoria; Piccadillydecors Njem, Sikod Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

drc 02/06/2025, 02/13/2025

Notice to Creditors of THE ESTATE OF JEAN R. DORANS, Deceased

Notice is hereby given that Letters Testamentary upon the Estate of Jean R. Dorans Deceased, was granted to the undersigned on the 3 of February 2025 by the Probate Court 1 of Denton County, Texas. All persons having claims against said estate are hereby required to present the same to Anne Dorothy Sullivan within the time prescribed by law.

My address is 2225 Pembroke Place, Denton, Texas 76205.

Executor of the Estate of Jean R. Dorans Deceased

CAUSE NO. PR-2024-01353-A

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January 27, 2025, in Cause No. PR-2024-01469-A pending in the Probate Court No. 1 of DENTON County, Texas, to DONNY SHAHAN. All persons having claims against the estate are hereby notified to present them within the time and in the manner prescribed by law, addressed to DONNY SHAHAN, in care of CLINTON S. ZETTLE, Brock Zettle, PLLC, 4325 Windsor Centre Trail, Suite 100, Flower Mound, Texas 75028.

drc 02/05/2025, 02/06/2025

Request for Proposals Theatrical Sound and Lighting Replacement

North Central Texas College is accepting bids for Theatrical Sound and Lighting Replacement for its Gainesville campus. Specifications are available in Room 2503, NCTC, and 1525 West California Street Gainesville TX 76240-4699, or via e-mail at ddoss@nctc.edu. Calvin Russell, CPA Facilities Manager, is available to answer questions at (940) 668-3318 or by email at crussell@nctc.edu. A required pre-bid conference and tour will be held at 10:00 a.m. Wednesday, February 19th or February 20th, all bidders will be required to attend one pre-bid tour. Pre-bid tour will start at the First State Bank Center for the Performing Arts. Sealed bids should be submitted to Dan Doss at the address above and should be in a SEALED envelope with the word "CPA Sound and Lighting" printed on the outside of the envelope. Sealed bids must be received in Room 2503 by **2:00 pm March 4, 2025**. Bids will be opened the same day at 2:05 PM in Room 2503 at the Gainesville campus. NCTC reserves the right to reject all bids. NCTC does not discriminate on the basis of race, color, national origin, gender, religion, age, or disability in employment or the provision of services.

drc 02/06/2025, 02/13/2025

NOTICE OF SALE - NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to satisfy a landlord's lien imposed on said property under the Self Service Storage Act. The undersigned will sell at public sale by competitive bidding on Tues. Feb 20th, 2025 at 10am on Lockerfox.com. Unless otherwise noted, all units contain Household goods and items. For a more detailed listing, please visit Lockerfox.com
Said property is SecurCare Self Storage, 550 Ft. Worth Dr Denton, TX 76201: Nicholas Young 8 units, Pedro Amador, Richard Hudson

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BUSINESS DIRECTORY

air conditioning/heating 1015

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Denton Record-Chronicle

We are here for all of your classified needs.

940-387-7755

childcare 1115

DMC assumes no responsibility for ad content. State Law requires child care providers to obtain permit from DFPS (TxDept Family & Protective Svcs) to provide child care outside of a child's home. Daycare providers must comply w/applicable state/local licensing laws before placing ad. Consumers / day care providers may learn more on licensing, regulation, permits req'd to operate childcare in TX @ <http://www.dfps.state.tx.us/>

www.DentonRC.com

electrical services 1165

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**BUY IT. SELL IT. FIND IT.**
Classifieds
940-387-7755

excavation 1180

DENTON SAND & GRAVEL, INC.
WE DELIVER
We Can Also Load Your **Pickup, Truck, or Trailer.**
All Types of Rock, Sand, Gravel, & Road Base.
Excellent Top Soil, Compost, Blended Soils & Mulch.
Roads & Driveways Built.

Steve & Paula Shackelford
Denton Call 940-566-4664
Toll Free Call 1-800-321-3322
Credit Cards Accepted

financial services 1195

Advance-Fee Loans/Credit offers: It's illegal for companies doing business by phone to promise loan & ask you to pay before they deliver. For info., call toll-free 1-877-FTC HELP (public srvc msg)

firewood 1200

Denton Publishing assumes no responsibility for ad content. Cord of firewood=128 cu.ft.(8' long X 4' wide X 4 high).1/2 cord = 64 cu.ft.

handyperson 1230

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lawnmower repair 1285
DentonRC.com/Classifieds


Gainesville Lawnmower Repair
Servicing all of your lawnmower, 4 wheeler, and motorcycles. De Pickup, 7days/wk. **940-665-0331**