

Legal Notices

Legals/Public Notices

CITY OF CASTLE HILLS BOARD OF ADJUSTMENT PUBLIC HEARING FEBRUARY 24, 2025, 5:30 PM

The Board of Adjustment will convene a public hearing on Monday, February 24, 2025, at 5:30 pm at City Hall, 209 Lemonwood Drive, Castle Hills, Texas to consider a request for variances. A request from Frank Telles for a variance for encroaching on the side yard setbacks...

Legals/Public Notices

Residential to NS-Neighborhood Services, CS-Commercial Services, GC-General Commercial, AC-Aviation Commercial, MDR/HDR-Med/High Density Residential; providing sewerability; and establishing an effective date.

Ordinance 581-Y-PUD-2024-103 An ordinance amending the Zoning Map of the City of Universal City, Texas for an approximately 0.717-acre property located at 205 W. Byrd Blvd., Universal City, Texas; rezoning said property from R-OT Old Town Residential District to PUD 2024-103 District, generally for commercial uses; and establishing the PUD Final Plan related to PUD 2024-103; providing for sewerability; establishing an effective date.

MARIBEL GARCIA Deputy City Clerk

CITY OF UNIVERSAL CITY LEGAL NOTICE

The Planning & Zoning Commission of Universal City, Texas will conduct a public hearing in the Council Chamber of the Municipal Building, 2150 Universal City Boulevard, Universal City, Texas on Monday, 3 March 2025 at 6:00 P.M. As Per the Local Government Code, a public hearing will be conducted by City Council at its meeting to be held Tuesday, 18 March 2025 at 6:30 pm in the Council Chambers, 2150 Universal City Blvd., Universal City, TX 78148.

Public Hearing: P.C. 623 (SU 029) - A request for a Specific Use Permit at 1201 Pat Booker Road (CB 5053 S 1/2 OF P-26 ABS 745) to allow a Professional Office use (Law office) in the C2-Retail District, per zoning ordinance 581.

MARIBEL GARCIA Deputy City Clerk

Notice of Application to Establish a Branch

Frost Bank, San Antonio, Tx, will file an application on or about February 12, 2025, with the Commissioner of the Texas Department of Banking and the Federal Reserve Board for permission to establish the following branch: 3000 Golden Triangle Blvd., Fort Worth, TX 76177.

The Federal Reserve considers a number of factors in deciding whether to approve the application including the record of performance of applicant banks in helping to meet local credit needs. You are invited to submit comments in writing on this application to the Federal Reserve Bank of Dallas, P. O. Box 655906, Dallas, Texas 75265-5906 or via email to comments.applications@dal.frb.org.

You may also file a written comment, either for or against this application, with the Texas Department of Banking, 2601 North Lamar Boulevard, Austin, Texas 78705-4294 on or before the 14th day after the date of this publication. Such comments will be made a part of the record before and considered by the banking commissioner. Any person wishing to formally protest and oppose the new branch application and participate in the application process may do so by filing a written notice of protest with the Texas Department of Banking on or before the 14th calendar day after the date of this publication accompanied by a protest filing fee of \$2,500. The protest fee may be reduced or waived by the banking commissioner upon a showing of substantial hardship.

Ord. 25-S-007 - Conduct a public hearing and consider a request for a Specific Use Permit to allow Automobile Repairs and Service, Major in General Business District (GB), on approximately 0.4 acres of land, more specifically known as a portion of Guadalupe County Property Identification Number 121092, generally located 1,092 feet southwest of the intersection of IH-35 N Access Road and FM 1103, City of Schertz, Guadalupe County, Texas.

Ord. 25-S-008 - Conduct a public hearing and consider a request to rezone approximately 4.3 acres of land from Manufacturing - Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB) known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas

Ord. 25-S-009 - Conduct a public hearing and consider a request for a Specific Use Permit to allow a Nursery, Major on approximately 4.3 acres of land known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas

Ord. 25-S-010 - Conduct a public hearing and consider amendments to the City of Schertz Comprehensive Plan to incorporate updated Water and Wastewater Master Plans.

Anyone with an interest is invited to attend this public hearing.

CITY OF UNIVERSAL CITY LEGAL NOTICE

The following ordinance, having been read once, will be considered further at the Tuesday, February 18, 2024 City Council Meeting.

Ordinance No. 655-T-2025 (PC 620 SU 028)

An ordinance approving a Specific Use Permit to Jose ("Alex") Barrera for an Accessory Residential Unit use in an R-OT "Old Town Residential" District on property located at 436-438 E. Wright Boulevard, Universal City, TX (CB 5768A BLK 59 LOT 9 & LOT E 23.97 FT of 12A); providing for non-severability; and establishing an effective date.

MARIBEL GARCIA Deputy City Clerk

CITY OF UNIVERSAL CITY LEGAL NOTICE

The following ordinance, having been read twice, was passed on second reading.

Ordinance 655-T-2024 (PC 616 SU 027)

An ordinance approving a Specific Use Permit to Katia Martinez for an Accessory Dwelling Unit use in an R3-Medium Density Residential District on property located at 222 Ivy Lane, Universal City, Texas (CB 5053 BLK 1 LOT 6); providing for non-severability; and establishing an effective date.

Ordinance 149-O-2024

An ordinance amending Ordinance 149-O-2022, for wastewater treatment services provided by San Antonio River Authority (SARA) and Cibolo Creek Municipal Authority (CCMA); repealing all ordinances or parts of ordinances in conflict; amending the Universal City Code of Ordinances accordingly, and declaring an emergency in its enactment, and setting an effective date.

Ordinance 559-A-2024

An ordinance amending Ordinance No. 559, Part IV, Chapter 4-2, Section 4-2-24 of the Subdivision Code related to Special Provisions to Establish Unity of Title Agreement provisions; repealing all ordinances or parts of ordinances in conflict;

Legals/Public Notices

Village, Bexar County, Texas, according to plat thereof recorded in Volume 9350, Page 146, of the Deed and Plat Records of Bexar County, Texas, and located along the north side of Bitters Road between South Tower Drive and Winding Way (the "Property").

Sealed bids for purchase of the Property must be delivered to City Hall, City of Hill Country Village, Attention: Frank Morales, City Administrator, 116 Aspen Lane, Hill Country Village, Texas 78232, not later than 5:00 p.m. Central Time on March 5, 2025.

Neither the City of Hill Country Village nor its authorized representative will respond to any verbal, text, telephonic or other request for clarification or other matters related to the sealed bid process but may (but is not required to) respond to written requests for clarification or other matters related to the sealed bid process by posting the question and answer on the website of the City of Hill Country Village (www.hcv.org).

The City of Hill Country Village may waive any irregularities or any non-compliance with the sealed bid procedure if it is deemed to be in the best interest of the City of Hill Country Village to do so. The City of Hill Country Village reserves the right to reject any or all offers for the Property.

Any response to this Offer For Sale must be in writing and include all of the following information: name, mailing address, email address, and telephone number of bidder, that the bid is for the purchase of Lot 155, HILL COUNTRY ESTATES SUBDIVISION, the amount of the irrevocable cash bid, and the signature of the bidder or an authorized representative of an entity bidder.

The sale of the Property will be by Special Warranty Deed subject to all matters of record affecting the property including (without limitation) a Declaration of Restrictive Covenants recorded under Bexar County Clerk document number 20240037401. The successful bidder will be responsible for any survey, title insurance and closing costs (other than the cost of preparation of a Special Warranty Deed).

By submitting a bid, a bidder is agreeing to close on the purchase of the Property within 30 days of acceptance of the bid by the City Council of the City of Hill Country Village.

This public notice will be published on two separate dates. No sale of the Property will be made until after the 14th day after the date of the second publication of this notice.

VMS, INC 1431 N. COMAL SA, TX 78207 (210) 967-3190

Texas Vehicle Storage License Number 0651668V5F

15 DAY NOTICE

Pursuant to provisions of TX Transportation Code, Chapter 683, 684 and Occupational Code 2303 and Property Code 70.005. This Notice to the owner and Lien holder of the following Vehicles to reclaim the vehicle within 45 days and pay all fees. Failure to do so shall be a waiver of all rights, title, interest and consent to sell the vehicle at Public Sale.

YR/MAKE: 1975/ Cadillac/Eldorado VIN: 6147s0Q235769 LP: WA AVJ6409 (BX&ZCON) Accepted 1/18/2025 Total due as of 1/28/2025=\$664.83

Legal Bids & Proposals

Harmony Public Schools (HPS), dba South TX, Houston North TX, and Houston South TX districts open-enrollment charter schools, will be accepting competitive sealed proposals for around Sixty (60) HVAC Units replacement in different capacities located in San Antonio, Laredo, and Houston, Texas. The project scope of work includes purchasing the equipment, demolition, installing new HVAC Units, electrical modifications and repairs, curb adapters, and plumbing drain lines work as specified in the project documents. (#HPS2025\_BID HVAC Units Replacement). Bid proposals must be received by 2:00 p.m. CST on March 18, 2025, preferably through Harmony's e-bid system or through mail delivery at HPS Central Office 9321 W Sam Houston Pkwy S Houston TX 77099 and will be opened at that date and time via video conference meeting. Referring to bid package, HPS reserves the right to reject any or all proposals or waive any or all irregularities. For further information, please contact fa.cilitiesbids@harmonytx.org. Proposers may log in to view the bid package and submit their responses at: https://www.harmonytx.org/about/purchasing

HAVEN FOR HOPE is seeking Proposals for Sump Pump System Design & Installation from qualified vendors, as further defined in the Request for Proposals ("RFP") document, available as of January 31, 2025, via Haven's website https://www.havenforhope.org/newsroom/haven-for-hope-seeks-rfps-for-new-sump-pump-system-at-resource-center/ Proposals are due by 5:00 PM, February 19, 2025.

Hansel Phelps Construction Co., Construction Manager at Risk, will be soliciting proposals from subcontractors for the construction of The City of San Antonio - New Terminal Facility Project, San Antonio International Airport, San Antonio, TX. Proposal Package 03b consists of Selective Demo, Turnkey Concrete (Slab on Grade / Plinths), Striping/Signage and Project Hoisting. The Proposal Package will be available on February 24, 2025, by contacting our office at the number listed below. Proposal selection will be on a best value basis. We will accept proposals for this package via sealed electronic proposals through BuildingConnected on March 13, 2025, at 2:00 PM. A Pre-Proposal Conference will be held at 10:00 AM on February 27, 2025, at 10100 Reunion Place, Suite 344, San Antonio, TX 78216. All Certified Disadvantaged Business Enterprises included in the Texas Unified System are encouraged to submit proposals. The project's DBE Goal is TBD%. Hansel Phelps Construction Co. is available at (512) 834-9848. Our company is an E.O. Employer. We encourage and actively solicit proposals from Disadvantaged Business Enterprises for all projects.

SAN ANTONIO RIVER AUTHORITY INVITATION FOR BID

IFB 00319 APACHE CREEK REMEDIATION

Description: This project consists of

Legal Bids & Proposals

the due date and time at 100 E. Guenther St, San Antonio, TX 78204.

Due Date: Submittals must be received BEFORE March 6, 2025, at 11:00 AM CST Staff Contact Person: Emily Hanson at ehanson@sariverauthority.org

SECTION 1 - BID ADVERTISEMENT

Advertisement for FY 2025 MILL AND OVERLAY IMPROVEMENTS for the City of Castle Hills.

Sealed bids will be received until March 4, 2025, at 11:00 A.M. by the City Secretary at the City of Castle Hills City Hall, 209 Lemonwood, Castle Hills, TX 78213. Bids will be publicly opened and read aloud at 11:00 A.M. on March 4, 2025, in the City Council Chamber of the City Hall located at 209 Lemonwood, Castle Hills, TX 78213.

The city is proposing to mill and overlay Castle Oaks Dr from West Ave to Roundup Dr, mill and overlay a portion of Lemonwood Dr extending to NW Military Hwy, and mill and overlay Amerson Dr from Jackson Keller Rd to Bluet Ln.

Bid/Contract Documents, including Drawings and Technical Specifications are located at www.civcastusa.com. There is no cost to view the bid documents and can be downloaded and printed through the website. Sets of hard copies of the Bid Documents will not be sold.

There will be no pre-bid meeting for this project.

For any questions regarding this solicitation, technical questions or additional information, please contact Byron G. Sanderfer, P.E. with Ardurra Group Inc., in writing via email, at bsanderfer@ardurra.com until 4:00 P.M. on February 20, 2025. Answers to the questions will be posted to www.civcastusa.com by 5:00 P.M. on February, 24, 2025, or included as part of an addendum.

Bidders must use the bid form provided in the specifications and submit bid in a sealed envelope. The outside of the envelope must be clearly endorsed "FY 2025 MILL AND OVERLAY IMPROVEMENTS", ATTN: CITY SECRETARY. Each bid shall be accompanied by a bid guarantee in the form of a certified check, cashier's check, or bid bond in the amount of five percent (5%) of the total bid price. Any bid received after closing time will be rejected and returned unopened.

The successful bidder will be required to furnish a one hundred percent (100%) Performance Bond and a one hundred percent (100%) Payment Bond.

The City of Castle Hills reserves the right to reject any and all bids, to award the bid to the lowest responsible bidder or to the bidder who provides the best value to the City, and to waive any informality or technicality in the bid. The City intends to take action within sixty (60) days after the bid opening.

Section 3 E-bid Announcement

Brownstone Construction Ltd. is seeking bids from subcontractors and suppliers which qualify as a HUD Section 3 Business Concern for the construction of a 321 Unit multifamily rental development located in San Antonio, Texas called Palladium Old FM 471 located at Old Farm to Market 471 W. San Antonio, Texas 78253.

Interested parties should contact John Cayton at johnc@tbsj.com or phone 210-864-2720. Please include the project name and your trade specialty when you contact me. You may also visit the job site to obtain information.

Section 3 E-bid Announcement

Brownstone Construction Ltd. is seeking bids from subcontractors and suppliers which qualify as a HUD Section 3 Business Concern for the construction of a 321 Unit multifamily rental development located in San Antonio, Texas called Palladium Old FM 471 located at Old Farm to Market 471 W. San Antonio, Texas 78253.

Interested parties should contact Chris Adams at chrisa@tbsj.com or phone 713-432-7727x221. Please include the project name and your trade specialty when you contact me. You may also visit the job site to obtain information.

Citation by Publication

SERVICE BY PUBLICATION: UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF IOWA - CIVIL ACTION NO. 24-CV-67-TS-KEM STYLE: TALI WASHBURN V. G6 ZERO, LLC, SHANE PULVER, ABACUS SOLUTIONS GROUP, LLC, ET AL., AND TO ALL WHOM IT MAY CONCERN, GREETINGS: A lawsuit has been filed against you. Within 21 days after service of this summons on you (not counting the day you received it) - or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) - you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are: Arends Law, P.C., 6901 S. Lyncrest Pl., Ste. 102, Sioux Falls, SD 57108. If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

SHERIFF SALE REAL ESTATE

STATE OF TEXAS COUNTY OF BEXAR By virtue of an Execution and Order of Sale issued out of the 285th Judicial District Court of Bexar County, Texas on the 8th day of January, 2025 by the Clerk thereof in the case of:

OVATION SERVICES, LLC vs. EZEQUIEL LIMON, ET AL CAUSE NO. 2022CI08415

And to me as Sheriff, directed and delivered, I will proceed to sell to the highest bidder for cash at 10:00 AM on March 4, 2025, it being the first Tuesday of said month, at the area located on the outside on the Westside of the Bexar County Courthouse, which is near the intersection of S. Main Ave and East Nueva Street, San Antonio, Texas, the following property, situated in Bexar County, Texas and described as follows:

DESCRIPTION OF SUBJECT PROPERTY:

Tract 1- LOT 7, NEW CITY BLOCK 7572, BRADY GARDENS, UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2575, PAGE 258, DEED

Citation by Publication

LOT 6, NEW CITY BLOCK 7572, BRADY GARDENS, UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2575, PAGE 258, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STREET ADDRESS: 919 Frio City Road, San Antonio, TX 78207

ACCOUNT NUMBER(S): 07572-000-0060

ADJUDGED VALUE: \$85,000.00

Levied on 14th day of January, 2025 and to be sold to satisfy the judgment, dated the 28th day of August, 2024, in favor of Ovation Services, LLC et al, recovered against Defendant Ezequiel, ET AL for the minimum bid of \$47, 174.25 and any further costs of sale, together with a foreclosure of a lien on the above described property.

I, the undersigned agent (or trustee) for Bexar County, Texas, 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 on 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 FEBRUARY, tender the cash amount of the high bid to agent or trustee for Bexar County. Following the ratification of the sale, a Trustee/Sheriff's Deed will be provided 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: JAVIER SALAZAR January 13, 2024 Sheriff of Bexar County, Texas February 5, 12, 19

"THE STATE OF TEXAS" TO: ANTONIO CARRASCO JR AND TO ALL WHOM IT MAY CONCERN, RESPONDENT(S) IN THE DISTRICT COURT 37th District Court BEXAR COUNTY, TEXAS CITATION BY PUBLICATION "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 Deborah Carrasco petitioner, was filed in the Court of Bexar County, Texas, on the on this the 15th day of February, 2024 against Antonio Carrasco Jr Respondent(s) numbered 2024CI02727 and entitled In the Matter of the Marriage of Deborah Carrasco and Antonio Carrasco Jr the nature of the suit is a request for Divorce without Children. The Court has authority in this suit to enter any judgment or decree dissolving the marriage and providing for the division of property which shall be binding on you. ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT AT SAN ANTONIO, BEXAR COUNTY, TEXAS, on this the 29th day of October, 2024.

Notice to Creditors

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT Timothy Douglas Blakeley and Brian Lynn Blakeley as Joint Independent Executors of the Estate of Douglas Blakeley, Deceased.

Pending in the Probate Court No. 1 of Bexar County, in Matters of Probate No. 2025-PC1-00055.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 4th day of February, 2025, in the Probate Court No. 1 of Bexar County, the undersigned duly qualified as joint Independent Executors of the Estate of Douglas Blakeley.

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 prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

Timothy Douglas Blakeley and Brian Lynn Blakeley, Joint Independent Executors of the Estate of Douglas Blakeley, Deceased

Charles M. Hornberger, Attorney Hornberger Fuller & Garza Incorporated 7373 Broadway, Suite 300 San Antonio, TX 78209 (210) 271-1700

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT Timothy Douglas Blakeley and Brian Lynn Blakeley as Joint Independent Executors of the Estate of Janice Louise Blakeley, Deceased.

Pending in the Probate Court No. 3 of Bexar County, in Matters of Probate No. 2025-PC3-00054.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 4th day of February, 2025, in the Probate Court No. 3 of Bexar County, the undersigned duly qualified as joint Independent Executors of the Estate of Janice Louise Blakeley.

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 prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

Timothy Douglas Blakeley and Brian Lynn Blakeley, Joint Independent Executors of the Estate of Janice Louise Blakeley, Deceased

Charles M. Hornberger, Attorney Hornberger Fuller & Garza Incorporated 7373 Broadway, Suite 300 San Antonio, TX 78209 (210) 271-1700

What makes newspapers