

AGENDA
CITY OF SINTON
BOARD OF ADJUSTMENT

DATE: May 27, 2025 TIME: 5:45 P.M.

CITY HALL

Notice is hereby given that the Sinton Board of Adjustment Meeting will be held on the 27th day of May, 2025 at 5:45 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are on the agenda for discussion and/or action.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meeting.

A. CALL TO ORDER

B. ROLL CALL

- _____ John Curlee
- _____ Joe Escamilla
- _____ Dolores Hinojosa
- _____ Maureen Stevens
- _____ Roland Cantu

- _____ Luther Salas, Alternate Board Member
- _____ Ruby Rodriguez, Alternate Board Member
- _____ Vacant
- _____ John Hobson, City Manager
- _____ Desiree Voth, City Attorney
- _____ Cathy Duhart, City Secretary
- _____ Angela Montemayor, Utility Clerk

C. PUBLIC HEARING:

Public Hearing for Input concerning the Following Request:

Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:

- **Lot Size** **Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft**
- **Lot Width** **Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'**
- **Side Yard** **Ordinance Req: 7'; Requested: 0'&5'; Variance: 7' & 2'**

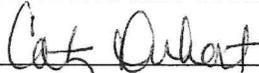
D. ACTION ITEMS TO BE CONSIDERED

1. Discussion and action on the minutes from the Board of Adjustment meetings held on June 18, 2024, June 24, 2024, and September 17, 2024.
2. Discussion and action on a request submitted by Wiley McIlwain, of Somerset Land Company, LLC, who is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:
 - Lot Size Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
 - Lot Width Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'
 - Side Yard Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2'

E. ADJOURNMENT

Executive Session: The Board of Adjustment of the City of Sinton reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development).

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Sinton official website, www.sintontexas.org and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.



Cathy Duhart, City Secretary

Date & Time Posted: 5/22/2025 by Spm Taken Down: _____ am/pm

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.

CITY OF SINTON

P. O. Box 1395
301 E. Market St.
Sinton, Texas 78387
361-364-2381

APPLICATION TO BOARD OF ADJUSTMENT

<i>For Office Use Only</i>	Date Rcvd: _____
Fee: _____	Receipt # _____
BOA Date: _____	Approved/Denied _____

TYPE OF REQUEST: Variance Appeal Specific Use

PROPERTY INFORMATION:

Address: N. SOMERSET BLVD., SINTON, TX 78387

Lot 1 Block 20 Subdivision SOMERSET AT SINTON UNIT 1 Current Zoning: R2

Lot Width: SEE PLAT Lot Depth: SEE PLAT Total SF of Lot: SEE PLAT

Is this property located on a corner lot? Yes No **BOTH; MULTIPLE LOTS**

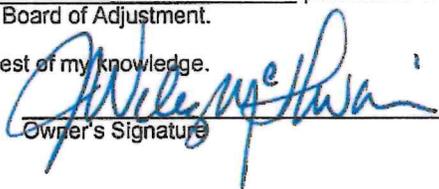
OWNER INFORMATION:

Owner's Name: SOMERSET LAND COMPANY, LLC

Owner's Address: 520 CECIL AVE., KINGSVILLE, TX 78363 Phone: 361-815-3528

IF APPLICABLE: Owner hereby gives Urban IDCCM permission to seek the variance or appeal stated herein and to represent him/her at the meeting of the Board of Adjustment.

I hereby certify that the above statements are true and correct to the best of my knowledge.



Owner's Signature

STATE OF TEXAS
COUNTY OF SAN PATRICIO

Subscribed and sworn to before me this 23rd day of April 2025

(seal)  **XAVIER GALVAN**
Notary ID #125186163
My Commission Expires February 1, 2029

Notary Public
My Commission expires: Feb. 1, 2029

IF DIFFERENT FROM ABOVE, APPLICANT INFORMATION:

Applicant's Name: _____

Applicant's Address: _____ Phone: _____

ACTION REQUESTED:

Seeking an appeal from Zoning Ordinance No. 156, Section _____

Seeking a permit for the reconstruction, extension, or enlargement of a building occupied by a nonconforming use.

Seeking a Specific Use Permit

Seeking a variance as follows: See sketch on Page 3.

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
LOT SIZE	5000 sf	3600 sf	1400 sf
LOT WIDTH	50	32.50'	17.50'
LOT DEPTH			
SIDE YARD	7'	0' & 5'	7' & 2'

SIDE YARD @ CORNER			
FRONT YARD			
REAR YARD			
COVERAGE AREA			
PARKING SPACES			
OTHER: Specify			

HARDSHIP FINDINGS

IN ORDER TO MAKE A FINDING OF HARDSHIP AND TO GRANT A VARIANCE, THE BOARD OF ADJUSTMENT MUST DETERMINE THAT ALL OF THE FOLLOWING CONDITIONS ARE MET. STATE HOW YOUR REQUEST MEETS THESE CONDITIONS. PLEASE NOTE THAT THE STATED HARDSHIP MAY NOT BE FINANCIAL OR SELF-CREATED.

1. The request for variance is in harmony with the general purposes and intent of Zoning Ordinance No. 1710, as amended, and continues to protect surrounding properties from any negative impacts because:

YES.

2. If the request is to permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use, such reconstruction will not prevent the return of such property to a conforming use. because:

N/A

3. The special or unique condition(s) of restricted area, shape, topography, or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

VARIANCE WILL ALLOW EACH SIDE OF DUPLEX TO BE SOLD AS INDIVIDUAL UNITS.

4. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

VARIANCE ELIMINATES THE HARDSHIP OF ONE INDIVIDUAL PURCHASING BOTH UNITS.

5. The provisions of Zoning Ordinance No. 1710, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

SIDE YARD REQUIREMENT PREVENTS THE SALE OF INDIVIDUAL SIDES OF DUPLEX.

REQUIRED SUBMITTALS:

- Completed application
- Owner permission, if applicable
- Application Fee (\$200.00)
- Site Plan or Survey drawn to scale

NOTICE TO APPLICANT:

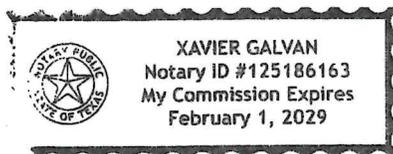
I have carefully read the complete application and know the same is true and correct. I hereby agree to comply with all provisions of local, State, and Federal Laws will be complied with, whether herein specified or not. As the owner of the above property or a duly authorized agent as provided herein, I hereby grant permission to enter the premises and make all necessary inspections.

Signed: *Wiley McIlwain* Address: 520 CECIL AVE., KINGSVILLE, TX 78363
Print Name: WILEY MCILWAIN Phone Number: 361-815-3528
Date: April 23, 2025 E-Mail: _____

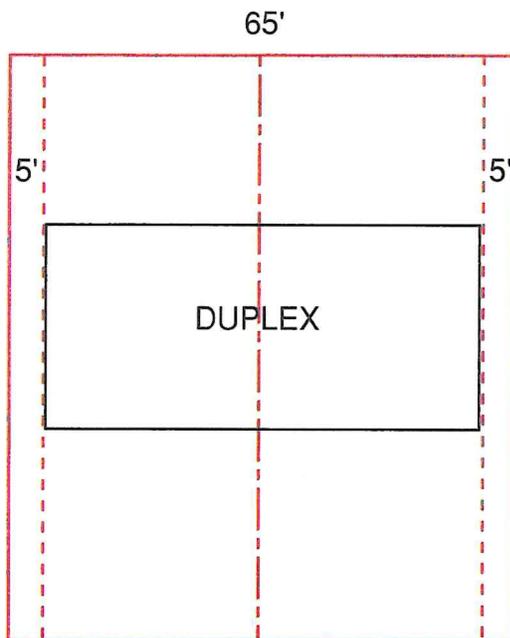
STATE OF TEXAS

COUNTY OF Nueces

Subscribed and sworn to before me this 23rd day of April, 2025
(seal)

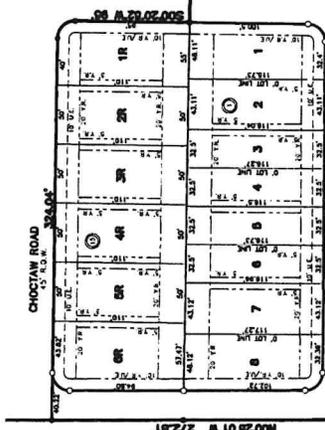


Xavier Galvan
Notary Public
My Commission expires: Feb. 1, 2029

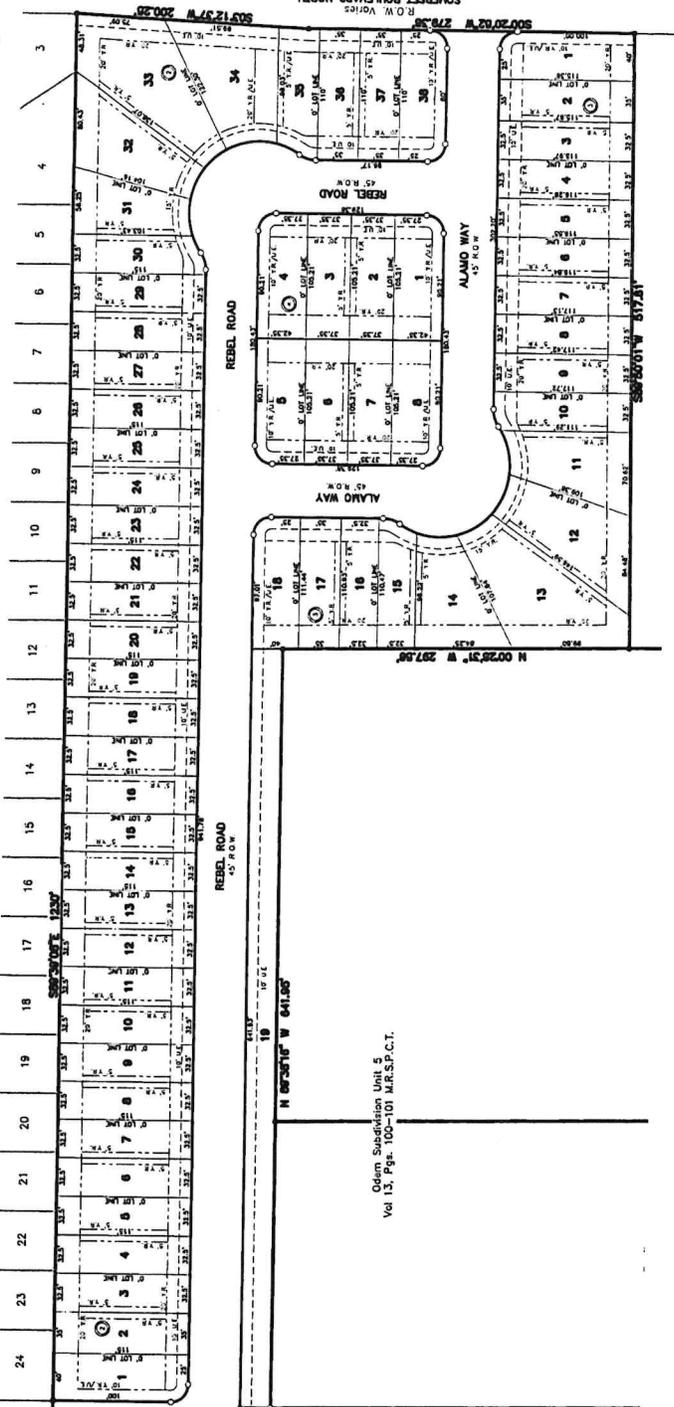


Zero lot line for duplex.

CHOCTAW ROAD
45' ROW
S 87°52' W 324.00'
N 07°23' W 272.81'



3.5 Acre Tract
Portion of A. Harron Sur.
Abstract 166
C.P.M.S.P.C.T. (Doc. 100-101)
(Owner: Assisting Texas with Housing Inc.)



Somerset at Sinton Unit 3
10.836 AC Zero Lot-Line Duplex Lot Layout
72 Duplex Lots
(Lots 1R - 6R remain standard)

Final Plat Exhibit



DATE: April 21, 2025
SCALE: 1"=100'
JOB NO.: 00002101
SHEET: 1 OF 1
DRAWN BY: SAB
usurveying@dccm.com

Urban | **DCCM**

TRIPLE D DATA SERVICES, LLC | SURVEYING 10032400
3010 W. UNIVERSITY BLVD. SUITE 100
DALLAS, TX 75241-3301 | PHONE: 214.854.3301 | URBAN@DCCM.COM

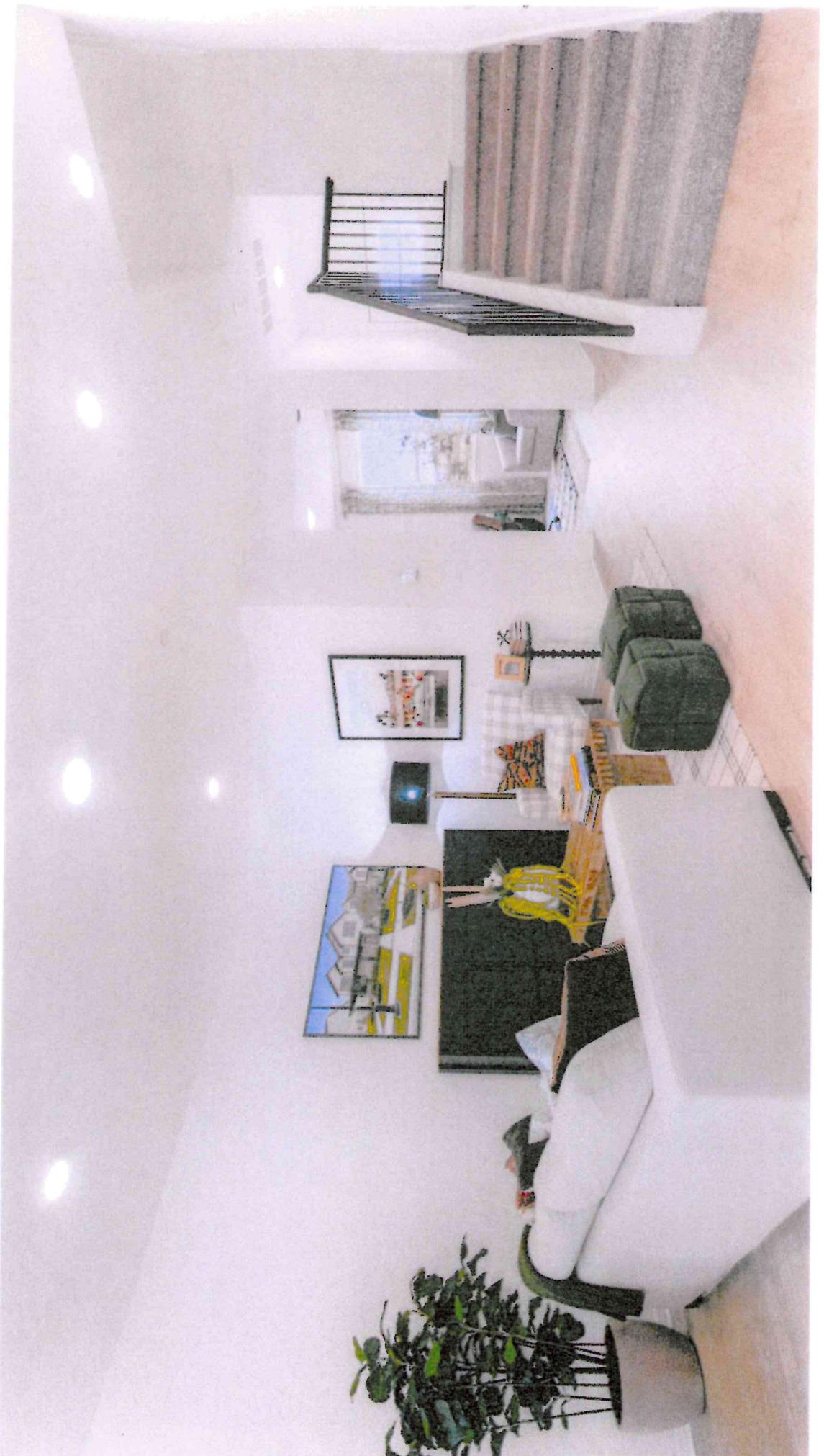




DUPLEXES IN SINTON, TX

Attainable housing for every
American Dream

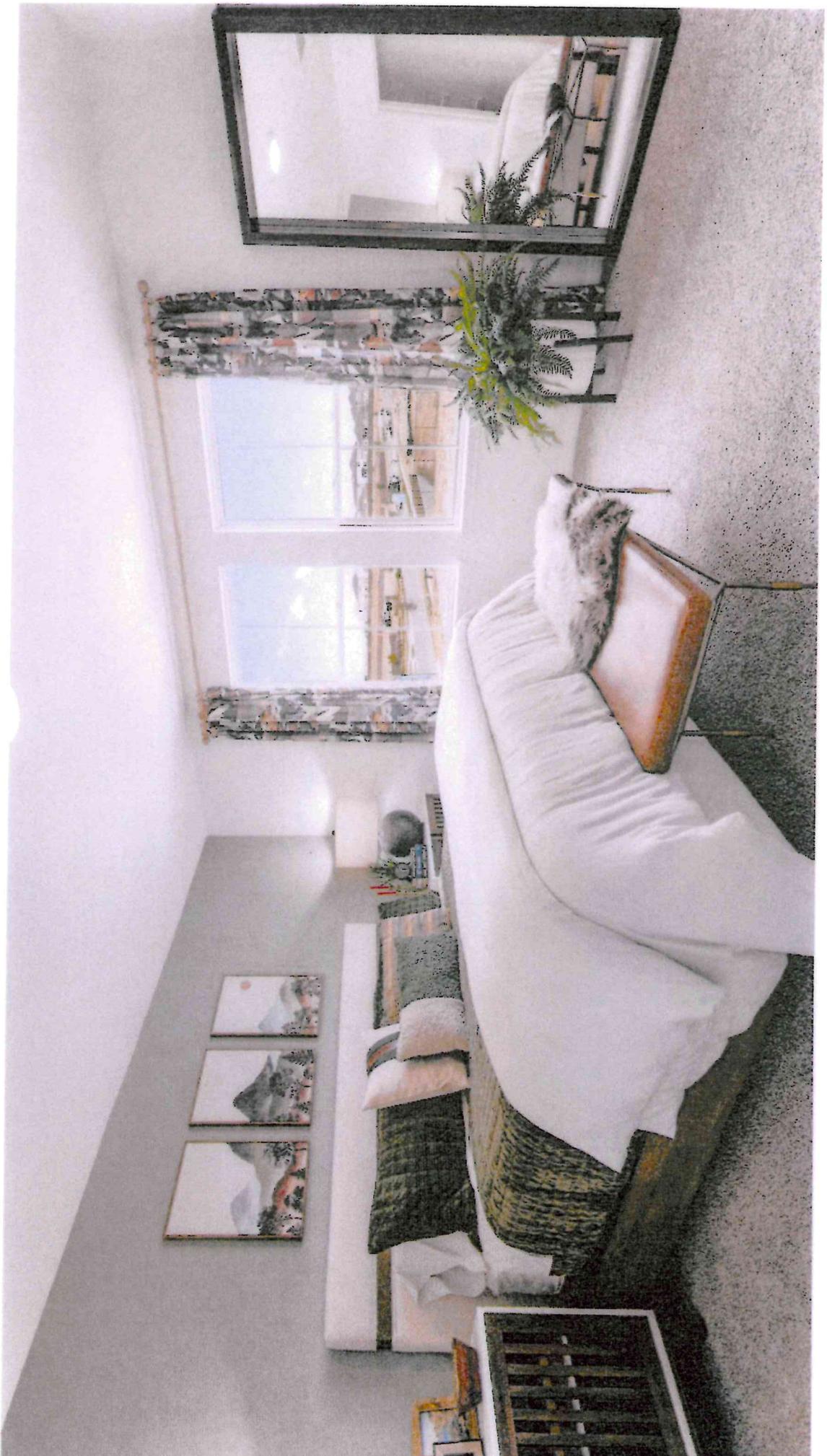




QUALITY CONSTRUCTION

- 10 Year limited RWC warranty program
- Homebuilder one year warranty program with full-time professional warranty department
- Personalized new homeowner orientation
- Third party independent inspections throughout the building process
- 3/4" Tongue-and-groove OSB subfloor (per plan)
- Professionally designed engineered post tension foundation (per lot)
- Professionally designed engineered floor trusses (per plan)
- Wood framing at 16" centers on load-bearing walls
- 7/16 OSB roof decking
- Windstorm rated overhead garage door





ENERGY EFFICIENCY

Third party energy efficiency and ENERGY Star ratings with certifications

Energy efficient 16 SEER HVAC with heat pump

Exhaust fans in bathrooms & laundry

Programmable IDS thermostat with backlit display

R-6 HVAC ductwork

Fresh air ventilation control system

Fully encapsulated home envelope with spray foam insulation

100% LED with standard flush mount lighting

ENERGY Star vinyl double pane insulated low-E argon windows with screens

Polyseal foam in all wall penetrations for reduced air infiltration





A21A22 B14BTB15

UPGRADED FEATURES

- Raised 8' to 9' ceilings (per plan)
- Stainless steel appliances (range, dishwasher, microwave, disposal)
- Finished garage
- Pre-wire for garage door opener
- Brushed nickel interior doorknobs throughout
- Chrome faucets & bath hardware
- Storage shelf above washer/dryer
- Cable and telephone (per plan)
- Raised elongated commodes throughout
- Cementitious siding with 30 year limited warranty (per plan)
- Insulated fiberglass entry door
- Landscape package with variety of shrubs, hardwood mulch, and trees (per plan)
- Dimensional asphalt shingles with 30 year limited warranty
- Deadbolt locks on exterior doors (Kwikset® Smartkey)





SMART HOME FEATURES

One-Wire connectivity

Qolsys IQ panel

Amazon Echo Pop

Smart thermostat

Smartlock deadbolt at front door

Alarm.com doorbell

DEAKO light switches

CITY OF SINTON
SINTON BOARD OF ADJUSTMENT
June 18, 2024
5:45 p.m. City Hall

Members Present:

John Curlee	Chairperson
Maureen Stevens	Board Member
Dolores Hinojosa	Board Member
Roland Cantu	Alternate Board Member

Staff Present:

John Hobson	City Manager
Desiree Voth	City Attorney
Cathy Duhart	City Secretary
Angela Montemayor	Utility Clerk

Citizens Present:

John Curlee called the meeting to order at 5:45 p.m. A quorum was present, and the following business was conducted.

A. PUBLIC HEARING:

Public Hearing for Input concerning the Following Requests:

- 1. Elbert Rodriguez is requesting a variance for a 10-foot front setback for his property located at 220 N. Sehorn, Sinton, Texas 78387. The City Ordinance requires a 20-foot front setback and his requested dimensions are 10-feet; he is asking for a 10-foot variance from the ordinance. Legal Description: Lot 1A Block 28 Sinton Townsite Subdivision.**

John Curlee opened the public hearing at 5:46 p.m. Patricia Alvarez was present to speak on behalf of Elbert Rodriguez, and she advised that she is asking for a 10-foot front setback variance for the property located at 220 N. Sehorn. She advised that she is buying the property from him, and they wanted to start the process before closing, and he gave the authorization to do so.

John Curlee closed the public hearing at 5:48 p.m.

Action Items for Consideration:

- 1. Action on the minutes from the Board of Adjustment Meeting held on May 14, 2024.**

Dolores Hinojosa made the motion to approve the minutes from the meeting held on May 14, 2024. Roland Cantu made the second. The motion carried 4-0.

- 2. Action on a request submitted by Elbert Rodriguez for a variance for a 10-foot front setback for his property located at 220 N. Sehorn, Sinton, Texas 78387. The City Ordinance requires a 20-foot front setback and his requested dimensions are 10-feet; he is asking for a 10-foot variance from the ordinance. Legal Description: Lot 1A Block 28 Sinton Townsite Subdivision.**

Some discussion ensued regarding whether she was buying the whole lot or part of it, whether the lot was vacant or a building was on it, and what kind of building would be placed on it. The application was for the setback, not what would be placed there.

Roland Cantu made the motion to approve the request submitted by Elbert Rodriguez for a variance for a 10-foot front setback for his property located at 220 N. Sehorn. John Curlee made the second. By vote: John Curlee-For, Dolores Hinojosa-Against, Maureen Stevens-For, Roland Cantu-For. The votes were 3 for and -1 against. The motion did not pass.

John Curlee adjourned the meeting.

Chairperson

Attest: _____
City Secretary Cathy Duhart

CITY OF SINTON
SINTON BOARD OF ADJUSTMENT
June 24, 2024
5:30 p.m. City Hall

Members Present:

John Curlee	Chairperson
Joe Escamilla	Board Member
Dolores Hinojosa	Board Member
Maureen Stevens	Board Member
Roland Cantu	Alternate Board Member

Staff Present:

John Hobson	City Manager
Cathy Duhart	City Secretary
Angela Montemayor	Utility Clerk

Citizens Present:

John Curlee called the meeting to order at 5:30 p.m. A quorum was present, and the following business was conducted.

A. PUBLIC HEARING:

Public Hearing for Input concerning the Following Requests:

- 1. Sonia Aldape is requesting a Specific Use Permit to place a manufactured home on the property located at 800 Trinidad Sinton, Texas 78387. Legal Description: Lot 5 Block 2 South Sinton Addition.**

John Curlee opened the public hearing at 5:31 p.m. Sonia Aldape was present and asked that permission be granted for her to place a manufactured home on the property located at 800 Trinidad Street. Some discussion was made regarding the skirting of the residence within 60 days of completion, and the setbacks required; the widest home would be 36 feet due to the setbacks. One email was presented protesting the granting of this variance.

John Curlee closed the public hearing at 5:37 p.m.

Action Items for Consideration:

- 1. Action on a request submitted by Sonia Aldape who is requesting a Specific Use Permit to place a manufactured home on the property located at 800 Trinidad Sinton, Texas 78387. Legal Description: Lot 5 Block 2 South Sinton Addition.**

Roland Cantu made the motion to approve the request by Sonia Aldape for a Specific Use Permit to place a manufactured home on the property located at 800 Trinidad. John Curlee made the second. By vote: Dolores Hinojosa-Yes, Maureen Stevens-

Yes, Joe Escamilla-Yes, John Curlee-Yes, Roland Cantu-Yes. The motion carried 5-0.

John Curlee adjourned the meeting.

Chairperson

Attest: _____
City Secretary Cathy Duhart

DRAFT

CITY OF SINTON
SINTON BOARD OF ADJUSTMENT
September 17, 2024
5:30 p.m. City Hall

Members Present:

John Curlee	Chairperson
Dolores Hinojosa	Board Member
Danny Davila	Board Member
Roland Cantu	Alternate Board Member

Staff Present:

Desiree Voth,	City Manager
Cathy Duhart	City Secretary
Angela Montemayor	Utility Clerk

Citizens Present:

John Curlee called the meeting to order at 5:30 p.m. A quorum was present and the following business was conducted.

A. PUBLIC HEARING:

Public Hearing for Input concerning the Following Requests:

- 1. Nathan Lindeman is requesting a variance for a 3-foot left and 3-foot right side yard setback for his property located at 868 Hamilton, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback and his requested dimensions are 4-feet on each side; he is asking for a 3-foot variance from the ordinance. Legal Description: Lot 16-R Block 2 Sinton Welder.**

John Curlee opened the public hearing at 5:31 p.m. Nathan Lindeman was present regarding his request for a 3-foot variance on the left and right-side setbacks for his property located at 868 Hamilton. Nathan Lindeman advised that this November will be two years since his house fire, and he ended up losing the house due to structural and water damage. He purchased 864 Hamilton, the property next door. the properties have been re-surveyed, and the only thing that changed was the property line between both of his properties. Mr. Hobson came in at 5:41 p.m. No further discussion.

John Curlee closed the public hearing at 5:42 p.m.

Action Items for Consideration:

- 1. Action on a request submitted by Nathan Lindeman who is requesting a variance for a 3-foot left and 3-foot right side yard setback for his property located at 868 Hamilton, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback and his requested dimensions are 4-feet on each side; he is**

asking for a 3-foot variance from the ordinance. Legal Description: Lot 16-R Block 2 Sinton Welder.

Dolores Hinojosa made the motion to approve the request submitted by Nathan Lindeman, who is requesting a variance for a 3-foot left and 3-foot right side yard setback for his property located at 868 Hamilton. The second was made by Danny Davila. By votes: Dolores Hinojosa—Yes, Roland Cantu—Yes, John Curlee—Yes, Danny Davila—Yes. The motion carried 4-0.

Danny Davila made the motion to adjourn. Dolores Hinojosa made the second. The motion carried 4-0. John Curlee adjourned the meeting.

Chairperson

Attest: _____
City Secretary Cathy Duhart

DRAFT

Please publish the attached in the legal section of the newspaper at the earliest possible date and run for 2 consecutive weeks. Please send a tear sheet, a publisher's affidavit, and a bill to the City of Sinton.

**CITY OF SINTON
PUBLIC HEARING
BOARD OF ADJUSTMENT**

A public hearing conducted by the Board of Adjustment of the City of Sinton will be held on Tuesday, May 27, 2025, at 5:45 p.m. for the below-referenced property at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following request:

Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:

- **Lot Size** Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft
- **Lot Width** Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50'
- **Side Yard** Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2'

Copies of the request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.

Written comments on the request are welcome and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.

**City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontexas.org**



NOTICE OF VARIANCE REQUEST

April 29, 2025

Dear Property Owner,

The following property owner has petitioned the City of Sinton to grant the following variances for said property:

Wiley McIlwain, of Somerset Land Company, LLC, is requesting the following variances for his property located at North Somerset Blvd, Sinton, Texas 78387. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1:

- | | |
|-------------|--|
| • Lot Size | Ordinance Req: 5000 sq ft; Requested: 3600 sq ft; Variance: 1400 sq ft |
| • Lot Width | Ordinance Req: 50'; Requested: 32.5'; Variance: 17.50' |
| • Side Yard | Ordinance Req: 7'; Requested: 0' & 5'; Variance: 7' & 2' |

As an owner of property located within two hundred (200) feet of the boundaries of the Property you are hereby notified of the request for the variance. The request will be presented to the Board of Adjustment of the City of Sinton at the Sinton City Hall, located at 301 E. Market Street, Sinton, Texas, Tuesday, May 27, 2025, at 5:45 p.m.

Your comments and participation on the request are important. Should you desire to make a written response, and for it to be considered by the Board of Adjustment, it must be returned to the following address or emailed to the email address below, before the Meeting. You may attend and speak on this request at the meeting.

City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontexas.org





NOTICE OF VARIANCE REQUEST

April 29, 2025

Dear Property Owner,

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|-------------|--|
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City of Sinton
Attention: John Hobson, City Manager
301 E. Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontexas.org



South Texas News Inc.

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111 N. Washington • PO Box 10 • Beeville TX 78104
361.358.2550 office@mysoutex.com

AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

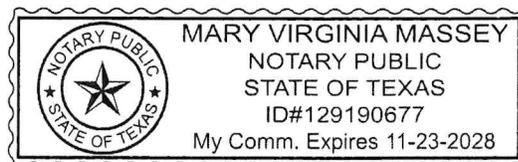
Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the News of San Patricio having general circulation in San Patricio County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit: April 10 and 17, 2025



Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade this the 17 day of April 2025 AD to certify which witness my hand and official seal.

Mary Virginia Massey
Mary Virginia Massey,
Notary Public in and for the State of Texas



CLASSIFIED ADVERTISING

CLASSIFIED ADVERTISING accepted at the following rates:
Minimum charge, 30 words, \$10 per insertion. (Employment ads are \$13 minimum charge, 40 words.) Classified display rate, \$11.50 per inch, employment \$14.66, (12" minimum).
Ads will only be charged to persons or businesses with established accounts. Count each initial and group of figures as a word. Card of Thanks accepted at a special rate of \$30; with picture, \$35, additional \$5 per inch.
We are responsible for only one correction insertion. If errors appear in advertisement, advertiser is requested to notify publisher at once.

Note:
Classified Deadline:
12 NOON - Thursday
(To run following Thursday)

ANIMALS, PETS & MORE

FEEDS & SEEDS
STATE CUSTOM GRASS PLANTING & CONSULTING: Improved Bermuda Grasses: Coastal, Jiggs and Tifton 85. Native grass, food plot and pipeline right-of-way seeding. 30-years experience. Large round bales of coastal hay for sale. 979-533-2554
www.stephanddaisier.com

LIVESTOCK

BRANGUS HEIFERS: Registered and commercial available. Bred/exposed to low birth-weight Brangus bulls. Horns/ranch raised. Cuba gentle. Brad and Paris, 2 years old. Brinks genetics. 361-375-1000 office, 210-771-8551 cell.

ANNOUNCEMENTS

BIRTH ANNOUNCEMENTS

Announce your baby's arrival in your hometown newspaper for only \$25⁹⁹
It's a boy!

Ian Alexander Moreno

Born Nov. 4, 2022
10:06 p.m.
St. Luke's Baptist Hospital
San Antonio, TX
9 lbs, 3 oz., 22 in. long
Proud Parents:
Israel and Chelsea Moreno
of San Antonio
Grandparents:
Lisa Casanova & Courtney Stewart
and the late Domingo Alaniz Sr.
of Karnes City
Alicia Moreno and the late
Raúl Moreno Sr. of San Antonio

AUTOMOTIVE

CARS/TRUCKS/SUV FOR SALE

GET A BREAK ON YOUR TAXES! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-361-366-3692 today!

BUSINESS SERVICES

FINANCIAL SERVICES
INFLATION is at 40 year highs. Interest rates are way up. Credit Cards, Medical Bills, Car Loans. Do you have \$10K or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-361-254-7798

HEALTH SERVICES

PORTABLE OXYGEN CONCENTRATOR: May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Ingeno One. Free information kit! Call 361-392-4964

MISCELLANEOUS

BECOME A PUBLISHED AUTHOR: We want to Read Your Book! Dorrance Publishing. Trusted by Authors Since 1920. Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-361-365-3483 or visit dorranceinfo.com/cfbp

GENERAL EMPLOYMENT

Warning: While most "By-Mail" advertisers are reputable, some are not. Unfortunately the Coastal Band Publishing LLC, cannot guarantee the production or services of those who buy advertising space in our pages. We urge our readers to use great care, and when in doubt to contact the Consumer Christi Better Business Bureau at 1-361-887-4949, BEFORE spending money. If you feel you have been the victim of fraud, contact the Consumer Protection Office of the Attorney General at 1-512-462-2070, Austin.

CHILD/ADULT CARE

STATE LAW requires all child caring facilities be licensed or registered with the Texas Dept. of Human Resources (DHR) to assure that they meet minimum health and safety standards. For information, contact your local DHR office.

GENERAL

FULL-TIME COMMERCIAL FLEET TIRE TECH Needed
506 Hwy 35 • Gregory
• Medical Benefits
• MUST have Valid Drivers License
Call
361-413-7122

MISCELLANEOUS FOR SALE

MISCELLANEOUS

\$\$\$\$ WE BUY \$\$\$\$. RVs, motor homes, mobile home trailers, 5th wheels. Any area! Any condition! Dirty or clean! Old or new. We go anywhere in Texas. 956-466-7001

PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

DIRECTV: All your entertainment. Nothing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/month. Some restrictions apply. Call DIRECTV 1-361-382-4781

GET DISH SATELLITE TV + Internet! Free install. Free HD DVR Upgrade. 80,000 On-Demand Movies. Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-361-734-8910

HUGHESNET SATELLITE INTERNET

• 25 mbps starting at \$49.99/month! Get More Data. FREE Off-Peak Data. FAST download speeds. WiFi built in! FREE Standard Installation for lease customers. Limited time. Call 1-361-366-4164

REAL ESTATE SERVICES

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 based on 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 any 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. If you feel

that you have encountered an act of housing discrimination, call the discrimination hotline toll-free at 1-800-669-9777 or call an Equal Opportunity Specialist at the San Antonio HUD Office at 210-229-8685. You may also write to HUD, Attn: Fair Housing Division, 800 Dolerosa St., San Antonio, TX 78207.

PUBLIC NOTICE

LEGAL NOTICE

ADVERTISEMENT AND INVITATION FOR BIDS
Sealed Proposals addressed to the Mayor of the City of Sinton, 301 E Market St., Sinton, TX 78387 will be received at City Hall until 2:00 p.m. on Thursday, May 15, 2025, and then publicly opened and read aloud at the same location and time for the "2025 Street Improvements Project." A non-mandatory Pre-Bid Conference will be held on Tuesday, May 6, 2025, at 10:00 a.m. at City Hall, 301 E Market St., Sinton, TX 78387 with an on-site visit being a portion of the proceedings. Any bids received after the above-stated date and time will be returned unopened. Major items of work include milling/overlay and two-course surface treatment and level-up with limestone. Bid flexible base material on various City Streets in accordance with the contract documents, technical specifications, and plans. Copies of the Contract Specifications and Drawings are on file at the City of Sinton and at the office of Ardura Group, Inc., 801 Navigation, Suite 200, Corpus Christi, Texas 78408, Phone (361) 883-1984, and will be forwarded to prospective bidders or suppliers upon submitting a non-refundable fee of \$50.00 with the engineer, Ardura Group, Inc., for each set of documents obtained. If mailed, an additional separate fee of \$20.00 will be required.

from all prospective bidders or suppliers to cover shipping and handling charges. Both fees represent reproduction costs and are non-refundable. We reserve the right to process checks electronically by transmitting the amount of the check, routing number, and check serial number to your financial institution. We reserve the right to process checks electronically by transmitting the amount of the check, routing number, account number, and check serial number to your financial institution.

Each proposal shall be accompanied by a Certified or Cashier's Check or a Bidder's Bond from a surety company licensed in the State of Texas, in an amount of at least Five Percent (5%) of the largest amount bid, payable to the State of Texas, as a guarantee that the successful bidder will enter into a contract with the Owner. The Owner reserves the right to reject any or all bids or to waive any informality in the bidding.

Bids may be held by the City of Sinton for a period not to exceed 90 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award. City of Sinton, Texas
/s/ Edward Adams, Mayor 4-17-24

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Mark Wayne Eggert, Deceased, were issued on April 4, 2025, in No. 25-PR-15245-B, pending in the County Court at Law of San Patricio County, Texas, to Richard Lane Eggert as Independent Executor. Richard Lane Eggert requests that claims be addressed to him at the following address: Estate of Mark Wayne Eggert, Deceased
Richard L. Leshin
Welder Leshin LLP
800 North Shoreline
Suite 300 North Tower
Corpus Christi, Texas 78401
All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law. DATED the 7th day of April, 2025.
WELDER LESHIN LLP
Attorneys for the Estate
Suite 300, North Tower
800 North Shoreline Blvd.
Corpus Christi, Texas 78401
Facsimile: 361-561-8001
By:
/s/ Richard L. Leshin
Richard L. Leshin
State Bar No. 12226800
Email: rlshin@weldertleshin.com
Leah Leshin Levy
State Bar No. 24060161
Email: levy@weldertleshin.com 4-17-24

CITY OF SINTON

PUBLIC HEARING BOARD OF ADJUSTMENT
A public hearing conducted by the Board of Adjustment of the City of Sinton will be held on Tuesday, April 22, 2025 at 5:30 p.m. for below referenced property at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following request:
Wiley Melvin, of Somerset Land Company, LLC, is requesting a variance for a 0-foot lot and 0-foot right side yard setback for his property, Somerset At Sinton, Unit 3, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback and his requested dimensions are 0-feet on each side. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 3. Copies of the request file will be available for review during regular office hours: 8:00 a.m. to 4:30 p.m. at Sinton City Hall, 301 E. Market, Sinton, Texas. Written comments on the request are welcomed and must be returned to the following address before the meeting. Members of the public are invited to attend and speak at the hearing.
City of Sinton
Attention: John Hobson,
City Manager
301 E Market Street
Sinton, Texas 78387
361-364-2381
sintonmanager@sintontxs.org 4-10&17

PUBLIC NOTICE

Notice is given that original Letters Testamentary for the Estate of Gerald Hardesty were issued on 03/19/2025, in Cause No. 25-PR-15245-B, pending in the County Court at Law of San Patricio County, Texas, to Gerry Hardesty. All persons having claims against the estate, which is presently being administered, are required to submit them, within the time and manner prescribed by law, and before the estate is closed, addressed as follows: Gerry Hardesty, 1724 12th Street, Ingleside, TX 78662. 4-17-24

TRUCK BED AND CRANE

Notice is given that San Patricio County will be receiving bids no later than 2:00 pm on Thursday, May 1, 2025
Truck Bed and Crane
The Truck Bed and Crane is for the use of Precinct 3 to be installed on a F-550 Super-Duty 2024. Specifications can be obtained by emailing cnewman@santpatriciocountytx.gov or calling 361-587-3556. All bids received after time and date will be returned unopened. All bids will be presented to Commissioner's Court in session for consideration and action. San Patricio County reserves the right to reject any and/or all bids.
Patrick Kleschnick
County Auditor
April 10, 2025
4-17-24

REQUEST FOR QUALIFICATIONS

San Patricio County, Texas, is requesting qualifications (RFQ) for Engineering Services for San Patricio County. These services are being solicited to assist the County of San Patricio, Texas who has been approved for funding for Acquisition and Buyout and Infrastructure activities by the Texas General Land Office (GLO) under the CDBG COG MOD - Hurricane Harvey. Proposals must be received by the County no later than 2:00 PM on May 1st, 2025 to be considered. Any proposal delivered or received after 2:00 pm will not be considered and shall be returned unopened to the addressee. The County reserves the right to reject any or all submissions. All bids must be clearly marked "RFP2024-002 COG MOD". Please submit your proposal to the address below:

San Patricio County
"RFP2025-002 COG MOD"
1301 E. Sinton Street
Sinton, Texas 78387

Questions or requests for information relating to this request for bid may be directed to Chesca Newman via email at cnewman@santpatriciocountytx.gov

Proposals must be received no later than 2:00 PM on April 25th, 2025. The County reserves the right to negotiate with any and all individuals or firms that submit proposals and may award one or more contracts to one or more service providers. Section 3 Residents and Business Concerns, Minority Business Enterprises, Small Business Enterprises and Women Business Enterprises and Surplus Area firms are encouraged to submit proposals. The County of San Patricio is an Affirmative Action/Equal Opportunity Employer. Servicios de traducción están disponibles por petición. 4-17-24

PUBLIC NOTICE

Notice is hereby given that San Patricio County will be receiving bids no later than 2:00 pm on Thursday, April 24th, 2025
Gasoline and Diesel Fuel
San Patricio County is seeking bids for gasoline and diesel fuel. Specifications can be obtained by emailing cnewman@santpatriciocountytx.gov or calling 361-587-3556. All bids received after time and date will be returned unopened. All bids will be presented to Commissioner's Court in session for consideration and action. San Patricio County reserves the right to reject any and/or all bids.
Patrick Kleschnick
County Auditor
April 3, 2025
4-10&17

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Patrick Kleschnick
County Auditor
April 10, 2025
4-17-24

Happy Easter!
from the staff at
South Texas News
We will be close on Friday, April 18, 2025
Early Deadline will be NOON Wednesday, April 16th for the April 24th edition.

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK
TexSCAN
TexSCAN Week of April 13-19, 2025

AUCTION
Wheeler Consignment Auction — Sat., April 26, 2025, 9-4 a.m. Wheeler, TX. 23 Chevy 1909 4x4, JD 525 w/Loader, JD 7400, Ford #070, pickups, Percher, Haulover, dirt bikes, trailers, hay/barn/centric equip., tools & more! AuctionZip.com. Cole Wilson Auctioneers, (806) 662-4796.

ADOPTION
Loving California family proustices baby waiting money. Secure future, devoted grandparents, gentle pet, educational opportunities. Living expense paid. Meghan (408) 526-8443 or attorney (310) 663-3467

CHARITY
Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a tax deduction! Call Veterans Car Donations at 1-855-308-4152 today!

ENERGY
Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 485-704-8579 today to schedule a free quote. It's not just a generator. It's a power move.

EVENTS
Lamesa — Chicken Fried Steak Festival — April 25-27. More than 100 booths, live music, Fri. & Sat., volleyball tournaments, car & motorcycle shows, children's story time, pet costume contest, petting zoo, chicken fried steak cook-off, 3K run, worship service, carnival games, and more. Registration forms and more info: www.lamesafest.com or 806-872-2138 ext. 332

MEDICAL
Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Ingeno One. Free information kit! Call 866-747-9983

OIL & GAS RIGHTS
We buy oil, gas, & mineral rights. Both non-producing and producing including Non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. Call us today: 906-520-1432. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800, LoboMineralsLLC@gmail.com.

WATER DAMAGE
WATER DAMAGE/CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 247-177-8773-273-8273 for a free zip code of service location ready when you call!

WANTED
Need Extra Cash — 1 Buy RVs & Mobile Homes — Trailers, 5th Wheels, Gascoaches, Dumptrucks, Pools. In Any Area. Any Condition — Old/New, Dirty or Clean! PAY CASH! No Title — No Problem, we can apply for you. We go anywhere in Texas. ANR Enterprises, 956-446-7001

Texas Press Statewide Classified Network
200 Participating Texas Newspapers • Regional Ads
Start At \$250 • Email ads@laxesspress.com

NOTICE: While most advertisers are reputable, we cannot guarantee product or services advertised. We urge readers to use caution when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop

Read all about it in the classifieds!!!
361-343-5202
classifieds@SouthTexasNews.com
to place your classified ad!

Classifieds

Thursday, April 10, 2025

The News of San Patricio

SouthTexasNews.com

PAGE 5A

CLASSIFIED ADVERTISING

CLASSIFIED ADVERTISING accepted at the following rates:
Minimum charge, 30 words, \$10 per insertion; (Employment ads are \$13 minimum charge, 40 words) Classified display rate, \$1150 per inch, employment \$14.66, (2" minimum).
Ads will only be charged to persons or businesses with established accounts. Count each initial and group of figures as a word. Card of Thanks accepted at a special rate of \$30; with picture, \$35, additional \$5 per inch.
We are responsible for only one correction insertion. If errors appear in advertisement, advertiser is requested to notify publisher at once.

Note:
Classified Deadline: 12 NOON Thursday (To run following Thursday)

ANIMALS, PETS & MORE

FEEDS & SEEDS
CUSTOM GRASS PLANTING & CONSULTING: Improved Bermuda Grasses: Coastal, Jiggs and Tifton 85. Native grasses, food plot and pipeline right-of-way seeding, 30-years experience. Large round bales of coastal hay for sale. 973-33-2554
www.stephencrisser.com

LIVESTOCK

BRANGUS HEIFERS: Registered and commercial available. Bred/exposed to low birth-weight Brangus bulls. Homestead raised. Cube gene. Bred and Pairs, 2 years old. Brinks genetics. 361-375-1000 office, 210-771-8551 cell.

ANNOUNCEMENTS

BIRTH ANNOUNCEMENTS

Announce your baby's arrival in your hometown newspaper for only \$25⁹⁹
It's a boy!

Ian Alexander Moreno
Born Nov. 4, 2022
10:06 p.m.
St. Luke's Baptist Hospital
San Antonio, TX
9 lbs, 3 oz., 22 in. long
Proud Parents:
Israel and Chelsea Moreno of San Antonio
Grandparents:
Lisa Casanova & County Stewart and the late Domingo Almitz Sr. of Karnes City
Alicia Moreno and the late Raul Moreno Sr. of San Antonio

AUCTIONS/ESTATE & GARAGE/YARD SALES

GARAGE/YARD SALE
NOTICE OF PUBLIC SALE of property to satisfy a landlord's lien to be held at Wildcat Storage, 4367 FM 2986, Portland, TX, April 22, 2025, at 11 a.m. Unit items to be sold for cash to highest bidder, includes contents of Elisa Muniz Novogradec. 4-3810

AUTOMOTIVE

CARS/TRUCKS/SUV FOR SALE
GET A BREAK ON YOUR TAXES! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-361-366-3692 today!

BUSINESS SERVICES

FINANCIAL SERVICES
INFLATION is at 40 year high. Interest is on your way up. Credit Cards, Medical Bills, Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you were FREE quote! Call 1-361-254-7798

HEALTHY SERVICES

PORTABLE OXYGEN CONCENTRATOR: May Be Covered by Medicaid! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 361-392-4364

MISCELLANEOUS

BECOME A PUBLISHED AUTHOR: We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920. Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-361-366-3483 or visit dorranceinfo.com/cbp

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STATE LAW requires all child caring facilities be licensed or registered with the Texas Dept. of Human Resources (DHR) to assure that they meet minimum health and safety standards. For information, contact your local DHR office.

CLERICAL/OFFICE

CASEWORKER
Coastal Bend CSCD (Adult Probation) has a Full-time job opening for a Caseworker (up to \$40,000 w/full benefits); Applicants must have a high school diploma or equivalent. Interested applicants should visit www.coastalbendcscd.com for full job description and application instructions.
Closing Date: Open until filled.
We are an Equal Opportunity Employer.

GENERAL

FULL-TIME COMMERCIAL FLEET TIRE TECH
506 Hwy 35 - Gregory
- Medical Benefits
- MUST have Valid Drivers License
Call 361-413-7122

COMMUNITY SUPERVISION OFFICER

Coastal Bend CSCD (Adult Probation) has a Full-time job opening for a Community Supervision Officer (up to \$32,000 w/full benefits); Applicants must have a Bachelor's Degree from an Accredited University. Interested applicants should visit www.coastalbendcscd.com for full job description and application instructions.
Closing Date: Open until filled.
We are an Equal Opportunity Employer.

MISCELLANEOUS FOR SALE

MISCELLANEOUS
SSSS WE BUY \$\$\$S RVs, motor homes, mobile homes, trailer houses, 5th wheels. Any area! Any condition! Dirty or clean! Old or new. We go anywhere in Texas. 956-466-7001

PROVIDERS- ENERGY, INTERNET, CABLE, PHONE

DIRECTV: All your entertainment. Nothing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99 month. Some restrictions apply. Call DIRECTV 1-361-392-4781

GET DISH SATELLITE TV - Internet! Free Install. Free HD-DVR upgrade. \$0.00 On-Demand Movies. Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-361-734-8919

HUGHESNET SATELLITE INTERNET: - 25 mbps starting at \$49.99/month! Get More Data FREE! Off-Peak Data. FAST download speeds. WiFi built in! FREE Standard Installation for lease customers! Limited time. Call 1-361-366-4164

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REAL ESTATE FOR RENT

HOUSES

111 KING: Beautiful. Remodeled studio home for single or double occupancy. \$750 plus deposit, non-smoking unit. Verifiable employment and proof of income. Application fee, by appointment only 1-313-392-4243 or 713-540-7829.

Call Now
New Listing
Buying Selling
Help your REALTOR find the BEST BUYERS!
Call CICI'S SPLIT AGENTS
361-392-4781

PUBLIC NOTICE

LEGAL NOTICE
NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF DAVID ALLEN ANGLIN, DECEASED
Notice is hereby given that Letters Testamentary for the Estate of DAVID ALLEN ANGLIN, deceased, were issued on APRIL 2, 2025 in Cause Number 25-PR-16287-B, pending in the County Court at Law No. Two of San Patricio County, Texas, to GLENN ANGLIN, Independent Executor. The address of record for GLENN ANGLIN is: C/O Nathan A. East PO Box 1323 Portland, Texas 78374 All persons having claims against this Estate are required to present their claims within the time and in the manner prescribed by law. DATED the 2nd day of April, 2025
Nathan A. East Attorney for the Estate 4-10

PUBLIC NOTICE

Notice is hereby given that San Patricio County will be receiving bids no later than 2:00 pm on Thursday, April 17, 2025.
County-Wide Road Materials and Aggregates Specifications can be obtained by emailing cnewman@sanpatriciocountytx.gov. All bids received after time and date will be returned unopened. All bids will be presented to Commissioner's Court in session for consideration and action. San Patricio County reserves the right to reject any and/or all bids.

LEGAL NOTICE
NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF ANITA ANCIRES MARTINEZ, DECEASED
Notice is hereby given that Letters Testamentary, appointing Judge Hobson, Executor upon the Estate of Anita Ancires Martinez, deceased, were issued to Judge Hobson, City Manager, 301 E. Market Street, San Antonio, Texas 78387 on April 22, 2025. All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be filed is: Amber Risenhoover Williams c/o Kroger LLC 3357 C Jester Blvd. Houston, TX 77007 Telephone: 800-921-0230 Fax: 866-988-0347 TX Bar Number: 24064242 4-10Pp

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Nathan A. East Attorney for the Estate 4-10

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Notice is hereby given that San Patricio County will be receiving bids no later than 2:00 pm on Thursday, April 24, 2025.
Gasoline and Diesel Fuel San Patricio County is seeking bids for gasoline and diesel fuel. Specifications can be obtained by emailing cnewman@sanpatriciocountytx.gov or calling 361-587-3556. All bids received after time and date will be returned unopened. All bids will be presented to Commissioner's Court in session for consideration and action. San Patricio County reserves the right to reject any and/or all bids.

CITY OF SINTON PUBLIC HEARING

BOARD OF ADJUSTMENT
A public hearing conducted by the Board of Adjustment of the City of Sinton will be held on Tuesday, April 22, 2025 at 5:30 p.m. for below referenced property at the Sinton City Hall, located at 301 E. Market, Sinton, Texas, to consider the following request:
Wiley McIlwain, of Somerset Land Company, LLC, is requesting a variance for a 0-foot left and 0-foot right side yard setback for apartment units. General At Sinton Unit 3, Sinton, Texas 78387. The City Ordinance requires a 7-foot side yard setback. The requested dimensions are 0-feet on each side. Legal Description: Lot 1, Block 20 and Lots 1-6, Block 15, Somerset of Sinton Unit 1. Copies of the request file will be available for review during regular office hours, 8:00 a.m. to 4:30 p.m., at Sinton City Hall, 301 E. Market, Sinton, Texas.

Attending Judge Hobson, City Manager, 301 E. Market Street, Sinton, Texas 78387
361-392-4781
sintonmanager@sintontexas.org 4-10817

NOTICE TO CREDITORS

24-PR-15227-B
On the 25th day of March, 2025, Letters Testamentary, appointing Judge Hobson, Executor upon the Estate of Anita Ancires Martinez, deceased, were issued to Judge Hobson, City Manager, 301 E. Market Street, San Antonio, Texas, in cause number 24-PR-15227-B pending upon the docket of said Court.

All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below. The name where claims may be filed is: Amber Risenhoover Williams c/o Kroger LLC 3357 C Jester Blvd. Houston, TX 77007 Telephone: 800-921-0230 Fax: 866-988-0347 TX Bar Number: 24064242 4-10Pp

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PUBLIC NOTICE

Notice is hereby given that San Patricio County will be receiving bids no later than 2:00 pm on Thursday, April 24, 2025.
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REQUEST FOR PROPOSALS

San Patricio County Notice is hereby given that the County of San Patricio, Texas, is requesting proposals (RFP) for WIC to remodel the Aransas Pass location using Improving the Participant Experience Grant Funds. The WIC location is 1212 W. Wheeler Ave., Aransas Pass, Texas. Proposals must be received by the County no later than 2:00 PM on April 28th, 2025 to be considered. Any proposal delivered or received after 2:00 pm will not be considered and shall be returned unopened to the address. The County reserves the right to reject any or all submissions. All bids must be clearly marked "RFP2025-010 WIC Aransas Pass Re-Model". Please submit your proposal to the address below: San Patricio County "RFP2025-010 WIC Aransas Pass Re-Model" 1301 E. Sinton Street Ste C Sinton, Texas 78387

Questions or requests for information relating to this request for bid may be directed to Chocsa Newman via email at cnewman@sanpatriciocountytx.gov no later than 2:00 PM on April 22th, 2025.

MANDATORY PRE-BID MEETING

The Pre-bid meeting will be held and the Bidders are REQUIRED to attend the following: PRE-BID MEETING DATE/TIME: 04/21/2025 9:00 AM. LOCATION: San Patricio County WIC Office, 1212 W. Wheeler Ave., Aransas Pass, Texas. The County reserves the right to negotiate with any and all individuals or firms that submit proposals and may award one or more contracts to one or more service providers). Section 3 Residents and Business Concerns, Minority Business Enterprises, Small Business Enterprises and Women Business Enterprises, Surplus Area firms are encouraged to submit proposals. The County of San Patricio is an Affirmative Action/Equal Opportunity Employer. Servicios de Traducción están disponibles por petición. 4-3810

REQUEST FOR BID (RFB)

The City of Portland, Texas is hereby accepting bids from firms interested and qualified to provide Ice-Skating Rink Rental Services. The Sealed Bids must be clearly marked on the outside "RFB 6232 for Ice-Skating Rink Rental Services" along with the bidder's name and address as instructed in the RFB. Bids must be addressed to Annette Hall - City Secretary, City of Portland City Hall, 1900 Billy G. Webb Dr., Portland, TX 78374 and delivered by 2:00 p.m. local time (CT) on May 9, 2025, at which time they will be publicly opened and read aloud. Any bids received after the due date and time will be deemed late, nonresponsive and will not be considered.

A copy of the Request for Bid (RFB) may be obtained from the Purchasing Officer via email upon request or downloaded from the City's website at <https://portlandtx.com/bids.aspx>. Questions and inquiries concerning the RFB must be submitted in writing to: sandra.rodriguez@portlandtx.gov by no later than 3:00 p.m. (CT) on April 28, 2025.

Purchasing Officer: Sandra Rodriguez
sandra.rodriguez@portlandtx.gov
361-777-4576

CLASSIFIED DEADLINE:

NOON
THURSDAY
for the following
Thursday
edition

SAN PATRICIO COUNTY SHERIFF'S OFFICE NOTICE OF PUBLIC SALE

\$1,000 Minimum Bid
THE STATE OF TEXAS COUNTY OF SAN PATRICIO NOTICE IS HEREBY GIVEN that by virtue of certain Order of Sale is issued out of the Honorable 36th Judicial District Court of San Patricio County, Texas, on the 13th day of February, 2025 by the clerk of said court for the total sum of Fifty nine thousand five hundred ten and 38/100 (\$59,510.38) dollars, under judgment dated January 30, 2024, in favor of OVATION SERVICES, LLC, SAN PATRICIO CO., ET AL (INTERVENORS) in certain cause in said Court, No. S-20-5198CV-C, styled OVATION SERVICES, LLC, ET AL (INTERVENORS) V. CYNTHIA LYNN MOTT, SARAH TREVINO (IN REM ONLY), ET AL, an judgment establishing and in full or in part of a judgment, interest, costs and expenses of suit and sale, the ownership interest of CYNTHIA LYNN MOTT, SARA TREVINO (IN REM), JESUS R. RIVAS (IN REM), ET AL, in the amount of \$59,510.38 plus costs of sale, placed in my hands for service, I, Oscar Rivera, as Sheriff of San Patricio County, Texas, did, on the 5th day of March, 2025, levy on certain real estate situated in San Patricio County, Texas, described as follows to wit:

TRACTS I/II: THAT CERTAIN REAL PROPERTY KNOWN AS NW/50 LTS 4, 5, AND 6 BLK 9 MATIDS - GREFFIN ADDITION, SAN PATRICIO COUNTY, TEXAS AS PER MAP OR PLAT OF RECORD IN SAID COUNTY IN SAID STATE. SAN PATRICIO CAD PROPERT ID: 52579 / 1039361 Commonly known as TRACT I 611 S Duval Mathis, TX 78368 and TRACT II: 621 S Duval Mathis, TX 78368

And levied upon as the property of CYNTHIA LYNN MOTT, SARA TREVINO (IN REM), JESUS R. RIVAS (IN REM), ET AL and that on the first Tuesday in May 2025, the same being the 8th day of said month, at the Court House door of San Patricio County, in the City of Sinton, Texas, between the hours of 10 a.m. and 4 p.m., by virtue of said levy and said Order, I will offer for sale and sell at public venue, for cash to the highest bidder, all or part of the right, title and interest of the said, CYNTHIA LYNN MOTT, SARA TREVINO (IN REM), JESUS R. RIVAS (IN REM), ET AL in and to said property, subject to any and all liens, mortgages or encumbrances. And in compliance with law, I give this notice by publication, in the English language, once a week for three consecutive weeks immediately preceding the day of sale of said property. A newspaper published in San Patricio County, Texas, Witness my hand this 5th day of March, 2025.

Oscar Rivera Sheriff San Patricio County, Texas By: *As/ Eli Ramos*, Deputy Eli Ramos 4-10, 17&24pd

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