

**CITATION BY PUBLICATION - TRC 109 & 114**

**THE STATE OF TEXAS**

**2023-DC L-06052**

Nino's Inc. § IN THE 197TH DISTRICT COURT  
VS § OF  
The Unknown Heirs of J.W. Luttes § CAMERON COUNTY, TEXAS

**TO:** The Unknown Heirs of J.W. Luttes and  
All persons claiming any title or Interest In land under deed heretofore given to J.W. Luttes as grantee, filed November 8, 1948, recorded In Volume-453, Page 423 Deed Records Cameron County, Texas No Known Address

**NOTICE TO DEFENDANT:** "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who Issued this citation by 10:00 am on the Monday next following the expiration of 42 days after the date this citation was issued, 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](https://www.texaslawhelp.org)."

You are hereby commanded to appear by filing a written answer to the **Plaintiff Nino's, Inc.'s First Amended Original Petition For Declaratory Relief and Suit To Quiet Title** at or before 10:00 o'clock A.M. on the Monday next after the expiration of 42 days after the date of issuance of this citation before the Honorable 197th District Court of Cameron County, at the Courthouse in said County in Brownsville, Texas. Said **Plaintiff Nino's, Inc.'s First Amended Original Petition For Declaratory Relief and Suit To Quiet Title** was filed In said court on the 11th day of June, 2024 in the above entitled cause.

*A brief statement of the nature of this suit is as follows, to-wit:*


This proceeding concerns a suit to quiet title to the real property described as **"All of Lots Two (2) and Three (3), Block Three (3) of the South Shore Heights- Addition to the City of Port Isabel, Texas according to the map or plat thereof recorded In Volume 13, Page 5 of the Map Records of Cameron County, Texas."**; as is more fully shown by Plaintiff Nino's, Inc.'s **First Amended Original Petition For Declaratory Relief and Suit To Quiet Title** on file in this suit.

Issued and given under my hand and seal of said Court at Brownsville, Texas, on this the 18th day of June, 2024.

**ATTORNEY:**  
**CARLOS OMAR ESCOBAR**  
24025351  
956-631-3384  
100 S Bicentennial Blvd  
McAllen TX 78501



**Laura Perez-Reyes**  
District Clerk of Cameron County  
974 E Harrison Street  
Brownsville, Texas 78520

By:   
Daniel Espinosa, Deputy Clerk