STELLA BRYANT Plaintiff(s), and SHIREEN MCDONALD Defendant(s), and the nature of which said suit is as fol-

lows:
This suit is brought in part
pursuant to TEX. PROPERTY
CODE 29.001 et seq., commonly known as the Forced
Sale of Owner's Interest in
Certain Real Property as Reimbursement for property
Taxes Paid by Co-Owner on
Owner's Behalf. The following
real property located at 290? real property located at 2902 Cherrywood Road, Travis County, Texas, ("Property") more particularly described

LOT THIRTY-SEVEN (37) AND THE SOUTH 8.417 LOT THIRTY-SEVEN (37)
AND THE SOUTH 8.4.17
FEET OF LOT THIRTY-SIX
(36), BLOCK FIVE (5), FOREST HILLS SUBDIVISION,
AN ADDITION IN THE CITY
OF AUSTIN, TRAVIS
COUNTY, TEXAS ACCORDING TO A MAP OR PLAT
THEREOF OF RECORD IN
BOOK 4, PLAT 78, PLAT
RECORDS OF TRAVIS
COUNTY, TEXAS, AND BEING THE SAME PROPERTY
AS THAT CONVEYED TO
CHARLIE E, HOLDEN, ET
UX, BY W.P. FUNDER.
EURGH, ET UX, BY WAR.
RANTY DEED, DATED SE
BURGH, ET UX, BY WAR.
RANTY DEED, DATED SE
RECORD IN VOLUME 2098,
PAGE 137, DEED
RECORD SOF TRAVIS
COUNTY, TEXAS.

ALL OF WHICH MORE FUL-LY APPEARS FROM PLAIN-TIFF'S ORIGINAL PETITION ON FILE IN THIS OFFICE, AND WHICH REFERENCE IS HERE MADE FOR ALL IN-TENTS AND PURPOSES.

Issued and given under my hand and the seal of said court at Austin, Texas, Sep-tember 10, 2010.

AMALIA RODRIGUEZ-MEN-DOZA

Travis County District Clerk Travis County Courthouse 1000 Guadalupe, P.O. Box 679003 (78767)

Austin, Texas 78701 By /s/ MIRIAM CALDERON, Deputy REQUESTED BY:

ROY ORR SMITHERS 3900 MANCHACA AUSTIN, TX 78704 BUSINESS PHONE: (512) 320-8065

FAX: (512) 441-7308

#### D-1-GV-06-002023 CONSTABLE'S NOTICE OF SALE REAL PROPERTY DELIN-QUENT TAXES

QUENT TAKES
BY VIRTUE of a certain Order
Of Sale issued by the clerk of
the 53rd District Court of Trevis County, on the 15th day
of September, 2010 in a certain cause numbered D.1GV-06-002023, wherein Austin Community College, City
of Austin, Austin Independent
School District, Travis County and Travis County Healthcare District are plaintiffs, and The unknown heirs and/or Devi-sees of the Estate of Erbie sees of the Estate of Erbie Bowser, deceased, Barry Wayne Franklin, First State Bank n/kA Wells Fargo Bank Texas, N.A. n/k/a Wells Fargo Bank, N.A. (In Rem Only) and Austin Independent School District, Austin Community College, City of Austin, Travis County and Travis County Hospital District (In Rem Only) are defendantly in fa. Only) are defendant(s), in favor of said plaintiffs, for the sum of \$3,036.64 Dollars, together with all costs of suit, that being the amount of judgment recovered by the said plaintiffs, in the 53rd District Court of Travis County, Texas, on July 24, 2007.

2007. I, on the 27th day of September, 2010, at 2:00 o'clock P.M., have levied upon, and will, on the 2nd day of No-vember, 2010 at 10:00 o' clock, A.M., at 1000 Guadalupe Street in the City of Austin, within legal hours, proceed to sell for cash to the highest bidder, all the rights, title and interest of defen-dants in and to the following described property, levied upon as the property of de-fendants, to-wit:

Lot 19, Block A, Greenwood Heights, Plat No. 9/42, as described in Volume 2205, Page 20 and Probate Cause No. 75474 of the deed records of Travis County,

THE ABOVE SALE to be made by me to satisfy the

above described judgment for \$3,036.64 Dollars in favor of plaintiffs, together with the costs of said suit, and the proceeds applied to the sat-isfaction thereof.

Witness my hand this 27th day of September, 2010. BRUCE FLEANT CONSTABLE PRECINCT 5

TRAVIS COUNTY, TEXAS BY /s/ G.L. Blavlock DEPUTY

BY /s/ G.L. Blaylock DEPUTY
ON THE PROPERTY SOLD,
THERE ARE NO WARRAN.
TIES, EXPRESS OR IMPLIED,
INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WAR.
ANTIES OF MERCHANTABILITY AND FITNESS FOR
A PARTICULAR PURPOSE,
YOU BUY THE PROPERTY
'AS IS', BIDDERS ARE FURTHER ADVISED THAT PURCHASE OF THE PROPERTY
AT THIS EXECUTION SALE
MAY NOT EXTINGUISH ANY
LIENS OR SECURITY INTERESTS ON THE PROPERTY.
YOU ARE SIMPLY PURCHASING WHATEVER
INTEREST THE DEBTOR HAS
IN THE PROPERTY IF YOU
HAVE ANY QUESTIONS, YOU
NEED TO CONSULT COUNSEL OF YOUR CHOICE.

#### D-1-GV-08-001427 CONSTABLE'S NOTICE OF SALE REAL PROPERTY DELIN-QUENT TAXES

BY VIRTUE of a certain Order Of Sale issued by the clerk of the 126th District Court of Travis County, on the 16th day of September, 2010 in a certain cause numbered D-1-GV-08-001427, wherein Plain-tiff is Leander Independent School District and Intervenor School District and Intervence is Travis County, and Rodney Allen is defendant(s), in favor of said plaintiff and intervence, for the sum of \$3,239.27 Dollars, together with all costs of suit, that being the amount of judgment recovered by the said plaintiff and intervence, in the 126th District Court of Travis County, Texas, on February 27, 2009.

Texas, on February 27, 2009.
I, on the 27th day of September, 2010, at 2:00 o'clock PM., have levied upon, and will, on the 2nd day of November, 2010 at 10:00 o'clock, AM., at 1000 Guadalupe Street in the City of Austin, within legal hours, proceed to sell for cash to the highest bidder, all the rights, title and interest of defendants in and to the following dants in and to the following described property, levied upon as the property of de-fendants, to-wit:

# 2.32 Acres being Lot 13, 2.32 Acres being Lot 13, Phase III, Leander Hills, Tra-vis County, Texas being that property more particu-larly described in document number 2002018994 of the deed records of Travis County, Texas.

THE ABOVE SALE to be made by me to satisfy the above described judgment for \$3,239.27 Dollars in favor of plaintiff and intervenor, to-gether with the costs of said suit, and the proceeds ap-plied to the satisfaction there-of.

Witness my hand this 27th day of September, 2010. BRUCE ELFANT,

CONSTABLE PRECINCT 5 TRAVIS COUNTY, TEXAS BY /s/ G.L. Blaylock DEPUTY

BY /s/ G.L. Blaylock DEPUTY
ON THE PROPERTY SOLD,
THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED,
INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANT:
ABILITY AND FITNESS FOR
A PARTICULAR PURPOSE.
YOU BUY THE PROPERTY
'AS IS'. BIDDERS ARE FURTHER ADVISED THAT PURCHASE OF THE PROPERTY
AT THIS EXECUTION SALE
MAY NOT EXTINGUISH ANY
LIENS OR SECURITY INTERESTS ON THE PROPERTY.
YOU ARE SIMPLY PURCHASING WHATEVER
INTEREST THE DEBTOR HAS
IN THE PROPERTY IF YOU
HAVE ANY QUESTIONS, YOU
NEED TO CONSULT COUNSEL OF YOUR CHOICE.

#### D-1-GV-09-000580 CONSTABLE'S NOTICE OF SALE REAL PROPERTY DELIN-QUENT TAXES

BY VIRTUE of a certain Order Of Sale issued by the clerk of the 98th District Court of Tra-vis County, on the 17th day of September, 2010 in a cer-tain cause numbered D-1-

GV-09-000580, wherein Austin Community College, Manor Independent School District, Travis County, Travis County Emergency Services District No. 12 and Travis County Healthcare District No. are plaintiffs, and James Au-brey Cannon and USAA Fed-eral Savings Bank (In Rem Only) are defendant(s), in favor of said plaintiffs, for the vor of said plaintiffs, for th sum of \$14,260.83 Dollars. District Court of Travis County, Texas, on June 10, 2010

2010.

I, on the 27th day of September, 2010, at 2:00 o'clock P.M., have levied upon, and will, on the 2nd day of November, 2010 at 10:00 o'clock, A.M., at 1000 Guadalupe Street in the City of Austin, within legal hours, proceed to sell for cash to the highest bidder, all the rights, title and interest of defendants in and to the following described property. Levied described property, levied upon as the property of defendants, to-wit:

# 2.00 acres out of Lot 4, Block B, The Post Oak, Plat Vol. 78, Page 350 as de-scribed in document num-ber 2006110810 of the deed records of Travis County,

THE ABOVE SALE to be THE ABOVE SALE to be made by me to satisfy the above described judgment for \$14,260.83 Dollars in favor of plaintiffs, together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

Witness my hand this 27th day of September, 2010. BRUCE ELFANT,

CONSTABLE PRECINCT 5 TRAVIS COUNTY TEXAS

BY /s/ G.L. Blaylock DEPUTY ON THE PROPERTY SOLD, THERE ARE NO WARRAN-TIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIM-ITED TO, THE IMPLIED WAR-RANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. YOU BUY THE PROPERTY YOU BUY THE PROPERTY
"AS IS" BIDDERS ARE FURTHER ADVISED THAT PURCHASE OF THE PROPERTY
AT THIS EXECUTION SALE
MAY NOT EXTINGUISH ANY
LIENS OR SECURITY INTERESTS ON THE PROPERTY.
YOU ARE SIMPLY PURCHASING WHATEVER
INTEREST THE DEBTOR HAS
IN THE PROPERTY, IF YOU
HAVE ANY QUESTIONS, YOU
HED TO CONSULT COUN-NEED TO CONSULT COUN-SEL OF YOUR CHOICE.

# NOTICE OF ABANDONED NOTICE OF ABANDONED VEHICLES PURSUANT OF TEXAS ABANDONED MOTOR VEHICLE ACT, THE FOLLOWING WILL BE SOLD AT PUBLIC SALE UNLESS CHARGES ARE SATISFIED WITHIN 30 DAYS.

GARAGE KEEPER: SOUTH-SIDE WRECKER, 8200 S CONGRESS, AUSTIN, TX.

2006 YAMAHA M/C JYARJ12E56A008063

NOTICE OF ABANDONED VEHICLES Pursuant to Texas Abandoned Motor Vehicle Act, the following vehicle(s) have been impounded and are being stored at the following location for claiming

1955 ford thunderbird LP#25-pqa, VIN: 4y83z106417. Towed from 5021 Hwy 71 Del Valle Texas 78617 on 9-27-10

Aviles & Gabe Wrecker Service 13350 Old Kimbro Rd Manor, Texas 78653

#### NOTICE OF LIEN SALE

NOTICE OF LIEN SALE
In accordance with the provisions of Chapter 59 of the
Texas Property Code, there
being due and unpaid charges for which the undersigned is entitled to satisfy an owner's lien of the goods hereinafter described and stored at the Uncle Bob's Self Storage locations listed below; And, due notice having been given, to the owner of said propen, to the owner of said property and all parties known to claim an interest therein, and the time specified in such no-tice for payment of such hav-ing expired, the goods will be sold at public auction at the below stated locations(s) to the highest bidder or other-wise disposed of on Tuesday, October 26, 2010 at 9:00AM. No one under 16 d. Cash Only.

Uncle Bob's #285 9717 U.S. HWY 290 E Austin, TX 78724 (512) 278-1220

Miguel Trejo: hsld gds, furn,

L.B. Evans III: hsld gds, furn, boxes, sprtng gds, TV/stereo equin

Carrie Hudak: hsld gds, furn, boxes, tools, appliances, TV/ stereo equip

Dionisia Brown: hsld gds, boxes, other: cleaning tools Torin Archbold: hsld gds

Felipe Rivera: hsld gds, furn, boxes, appliances, TV/stereo equip, off furn

#### Uncle Bob's #231 8227 North Lamar Blvd. Austin, TX 78753 (512) 833-0855

Arlester Scott: hsld gds, clothes

Heather Etheridge: hsld gds, furn, boxes, tools, TVs/stered equip, off mach/equip, acctng rcrds

Amanda Andrews Ortiz: hsld gds, boxes

#### Uncle Boh's #276 2830 South A.W. Grimes Blvd, Round Rock, TX 78664; (512) 310-0279

Pauline Villanueva: furn, box-es, TV/stereo equip Bruce Blackwell: hald ads. boxes, furn

Thomas Bowie: hsld gds Erica Sims: hsld gds, furn, appliances

Aneisha Pickett: hsld gds, furn, appliances, TV/stereo eauip

Misty Thomas: hsld gds, furn boxes, tools, TV/stereo equip Debra Hunter: hsld gds, furn, boxes, sprtng gds, tools, ap-pliances, TV/stereo equip Stonehaven Apts. #20488: hsld gds, furn, boxes

Caroline Hoyde: hsld ads. furn, boxes

Chris Henderson: hsld gds, furn, boxes Mandy Honeycutt: boxes, TV/

Kimberly Jackson: hsld gds,

Arnetris Espy: hsld gds, furn, boxes, appliances, TV/stereo equip Donald Clendennen: hsld gds, sprtng gds

Jessie McKnight: off mach/ equip Uncle Boh's #197

#### 5547 McNeil Dr. Austin, TX 78729 (512) 336-8390

Dianna Davis: hsld gds, furn, boxes, sprtng gds, TV/stereo equip

Sharon Gold: hsld gds, furn, Tom Adams: hsld gds, furn,

boxes, tools Corlena Lawrence: furn, box

Yolanda Palomarez: furn.

Ayiesha Smith-Polk: hsld gds, furn, TV/stereo equip Shenneka Peterson: hsld gds, furn, boxes, TV/stereo equip

Jym Daniel: household items, business items, furn, misc. Kevin Brooks: hsld gds

Uncle Bob's#198 10307 FM 2222 Austin, TX 78730

(512) 372-9046 Shane Applegate: hsld gds, tools

Marcia Purvis: hsld gds, furn, tools, appliances, TV/stereo equip, cnstrctn equip, clothes

#### Uncle Bob's #287 6509 South First Street Austin, TX 78745 (512) 326-3131

TnT Plumbing: tools Nicarao Narvaez: hoxes Irma Williams: hsld gds, furn, boxes, tools, appliances, TV/ stereo equip Jessica Richardson, hald

gds, furn, boxes, appliances
Robin Wishoff: hsld gds, furn, Austin Holloway: hsld gds, furn, boxes, sprtng gds, ap pliances, TV/stereo equip

Rachceda King: hsld gds, boxes, clothes

Eugene Gonzales: hsld gds, furn, boxes, appliances, TV/ stereo equip

Matthew Renteria: hsld gds, furn, boxes Kimberly Walker: hsld gds, furn, boxes

Christopher Branum: hsld gds, furn, boxes, off mach/ equip, acctng rcrds

Jessica Novella: hsld gds, furn, boxes, TV/stereo equip Monica Ramirez: hsld gds, furn, boxes, appliances, TV/ stereo equip, off furn

NOTICE OF NEW TRAFFIC REGULATIONS Notice is hereby given that Travis County, Texas, proposes the approval of the following traf-fic regulation:

Parking restrictions fo times posted on Lee Park Lane in Precinct 3.

Revise and add parking re-strictions for times posted on El Socorro Lane, Monte-rey Path, and Palo Alto Way

Restrict left turns during times posted on Eastbound Tierra Grande Trail going into the River Ridge Elementary parking lot in Precinct 3.

Reduced speed school zone on Crispin Hall Lane in Precinct 2.

cinct 2.

Any resident of Travis
County, Texas, aggrieved by
this proposed action may
make written request for a
mandatory public hearing.
Such request must be addressed to the Transportation
and Natural Resources Department, Travis County, Texas, P.O. Box 1748, Austin,
Texas, 78767, and must be
received within seven (7)
days of this notice.

### NOTICE OF PUBLIC SALE Pursuant to Chapter 59, Tex-as Property Code, Slaughter Creek Storage which is lo-cated at 9706 Manchaca

Road, Austin Texas 78748 will hold a public auc

18/48 Will note a public auc-tion of property being sold to satisfy a landlord's lien. Sale will begin at 11:00 o'clock AM on Monday, October 18, 2010 at 9706 Manchaca Road, Austin Texas

**78748.** Property will be sold to the highest bidder for to the highest bidder for cash. Cleanup and removal deposit may be required. Seller reserves the right to not accept any bid and to withdraw property from sale. Property in each space will be sold by the space. Property being sold includes contents of spaces of following tenants: tenants:

Anthony Guiterrez P031

Nikki Stair-P034 truck camper Casey Taylor-unit 907 Mat-tress, boxes, furniture Nikki Stair-unit 923 treadmill, boxing parts, satellitte

Ernest M Rodriguez-unit 1128 Tovs. boxes, stereo, desk lamp

John Booher-unit 1134 small refrigerator, boxes, bed frame, head board/footboard, ice chest, picture frames Ray Law Firm-unit 1323 file

Michael Inkster-Unit 2242, wake boards, mattress, dresser, sofa, love seat,

Elida S Escobar-unit 2414, bags, plastic tubs, Kirby vac-cum, furniture, ladders, gar-den tools, toys, baby items, misc. household items

Anthony Guiterrez-unit 2435, wicker furniture, boxes

Hanson Barrett Keuler-unit 2637 air guns Carlos Romero-unit 2703, fu-ton, book shelves, furniture

#### NOTICE OF PUBLIC SALE

Pursuant to Chapter 59, Tex-as Property Code, a public auction to satisfy a landlord's lien will be held at the locainen will be felte at the loca-tions listed below on **October** 19th, 2010. Property will be sold by the unit to the high-est bidder for cash. \$50.00 clean-out deposit per unit will be required. Property being sold includes the following contents:

10:00 AM R&K Self Storage, 2407 S. Hwy 183, Leander, TX 78641

Tiffant Bryant, Unit #524-misc household items Lindsey Brown, Unit #1113misc household items Noel Phillips, Unit #422-misc household items

Brandie English, Unit #1214-misc household items

Misty Motter, Unit #521-misc household items Brandon Bush, Unit #1128-

misc household items Austin Simmons, Unit #1210-misc household and work items

Cynthia Adams, Unit #106-misc household items Kimberly Tunko, Unit #219misc household items David Hyden, Unit #709-misc household items

Donna Goolsby, Unit #806-misc household and work Trisha Halliburton, Unit 615-misc household items

To follow after preceding lo-

Green Storage at Cedar 16905 Indian Chief, Cedar Park, TX 78613

Michael Ray Wind, Unit #205printing presses & misc Tammi Foster, Unit #508-10 boxes, Silverware in original chest, possible crystal

To follow after preceding location

#### Texas Storage Park 10013 RR 620 N., Austin, TX

Timothy Miller, Unit #148mongoose bike, skate boards, kids toys,=satellite dish, telescope,=book shelf, books

Heather Storey Unit #1519-Kenmore refrigerator, TV=Cabinet, fishing poles,=storage containers Rick Quinones, Unit #117-1993 Cobia w/ Outboard mo-tor & 2000 Roadmaster Boat trailer

Rick Quinones, Unit #234-350 Malibu VIN # 08D013029260386

To follow the preceding lo Allsafe Storage

7116 S. IH 35, Austin, TX 78745 Catherine Farmer, Unit #30-misc furniture, tools

Seller reserves the right to not accept any bid and to withdraw property from

## NOTICE OF PUBLIC SALE ACCESS SELF STORAGE located at 4341 and 4243 South Congress Avenue, Austin, Travis County, Texas wishing to avail themselves

of the provisions of and pur suant to Chapter 59, Texas Property Code, will hold a public auction of the property

public auction of the property
being sold to satisfy a landlord's lien. Sale to be at
10:30 AM on Tuesday, October 12, 2010, at 4341 and
4243 South Congress Avenue, Austin, Texas 18745.
Property will be sold to the
highest bidder for cash
Clean up and removal deposit may be required. Seller
reserves the right to withdraw
property from sale. Property
being sold includes complete
contents in spaces of the following tenants: A1 Plumbing,
John D Martin, Anthony G. Ir
win, Norma Rodriguez, Francisco J. Pilar-Uribe, Maria Pacheco-Trejo. Items to be sold
include: furniture, pool table,
stereo, tools, plumbing supplies and equipment, circular
saw, mandolin, exercise
equipment, two ladders, ice
chest, Christmas tree, speakers, electronic game console,
vacuum Cleaner televisions chest, Christmas free, speak-ers, electronic game console, vacuum cleaner, televisions, sofa, bed frame and mat-tress, pictures, clothes, head-board, wicker chair, and as-sorted household items.

#### NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE
PS Orangeco, Inc. hereby
gives notice that the property
generally described below is
being sold to satisfy a Landlord's Lien pursuant to Chapter 59 of the Texas Property
Code, at the time and place
indicated below, and on the
following terms: All property
generally described below
will be sold at public sale to
the highest bidder for cash,
or credit cards, NO
CHECKS, with payment to be
made at the time of the sale.
Seller reserves the right to refuse any bid and to withdraw
any item or items from the

any item or items from the

sale. The property will be sold on the 27th of October 2010 on or about the time in-dicated at each self-storage facility identified: NO CHIL-DREN PLEASE.

Wednesday, October 27, 2010

#### 9:00 a.m. Public Storage @ 1033 E 41st Street, Austin TX 78751

1091 - Walker, PerryBedding / Clothing; Boxes / Bags / Totes; Electronics / Computers: Furniture

3142 - Kohlman, JefferyBed-ding / Clothing; Electronics / Computers; Furniture

3157 - Hunter, WillieBedding / Clothing; Boxes / Bags / Totes; Furniture 3171 - FREEMAN, JOSEPH-Bedding / Clothing; ics / Computers

4044 - Pappas, CassyBedding / Clothing; Boxes / Bags / Totes; Furniture

4085 - Urdy, KathyBoxes / Bags / Totes; Furniture

4101 - Delagarza, MarieBed ding / Clothing: Boxes / Bags / Totes; Furniture

4190 - Collins, BrandiBed-ding / Clothing; Electronics / Computers

5102 - Voyles, DianeBoxes / Bags / Totes; Furniture 5126 - Laberge, MelisaAppli-ances; Boxes / Bags / Totes 5183 - Jones, CoryBedding / Clothing; Boxes / Bags / Totes; Furniture

#### 9:30 a.m. Public Storage@ 10001 N. I-H 35 Austin, TX 78753

1027 - Cooper, GaryBedding / Clothing; Boxes / Bags / Totes; Furniture; Tools 1035 - Cox. Dennis Bedding

Clothing; Boxes / Bags / Totes; Furniture; Tools 2013 - Manley, Nichole Bed-

ding / Clothing; Boxes / Bags / Totes; Furniture; Tools 3078 - Maldonado, Rafael Bedding / Clothing; Boxes / Bags / Totes; Furniture; Tools 5062 - Teran, RubenBedding

/ Clothing; Boxes / Bags / Totes; Furniture; Tools 5079 - Cortes, Reynaldo Bed-ding / Clothing; Boxes / Bags / Totes; Furniture; Tools

6008 - Alvarez, Gilberto Tools 6016 - Mannelli, Lorenzo Bedding / Clothing; Boxes / Bags / Totes; Furniture; Tools

10:00 a.m. Public Storage@ 10100 North I-H 35 Austin, TX 78753

A028 - roper, karaBedding / Clothing; Boxes / Bags / Totes; Furniture; Tools A036 - sims, debbieBedding / Clothing; Boxes / Bags / Totes; Furniture; Tools B023 - james, jeremy Bedding / Clothing; Boxes / Boxes / Totes; Furniture; Tools

## the COMMON LAW by Luke Ellis

The material in this column is for informational purposes only. It does not constitute, nor is it a substitute for, legal advice. For advice on your specific facts and circumstances, consult a licensed attorney

#### **WILL MY SECURITY DEPOSIT EVER BE RETURNED?**

I moved out of my Houston rent house in June when my lease ended, left Houston in the dust, and moved to Central Texas for good. Only problem is that my old landlord still hasn't returned my security deposit. How

long can she hold on to the security deposit? Texas law requires a landlord to refund a security deposit to a tenant by the 30th day after the tenant moves out. However, the landlord is not obligated to return a tenant's security deposit until the tenant gives the landlord a written statement of the tenant's forwarding address. In these situations, it can be helpful to send a letter, preferably via certified mail, to the landlord verifying the tenant's mailing address and informing the landlord that Texas law requires the

security deposit to be returned within 30 days. I moved out of my rent house a few months ago, and my landlord verbally told me that the house was in great condition and that there would be no deductions to my security deposit. Several months have passed, the security deposit has not been refunded, and now the landlord is suggesting that she will keep some of my deposit (without giving me any specific reason for doing so). Can she do that?

As a general rule, a landlord who retains part of a security deposit must give the tenant an itemized list of all deductions. The one exception to this rule occurs when the tenant still owes rent upon moving out of the property and there is no controversy concerning the amount of rent owed. In your case, assuming you complied with your lease terms, Texas law requires your landlord to provide you with an itemized list of all deductions to your security deposit. A landlord can deduct from the security deposit the damages and charges for which the tenant is responsible, reasonable wear and tear excluded. Push your landlord to return the security deposit and provide an itemized list of deductions, which will let you know whether she has improperly withheld the security deposit.

If you are interested in learning more about your rights to recover your security deposits, take a look at the following websites: www.texastenant.org and www.housing-rights.org

Please submit column suggestions, questions, and com ments to thecommonlaw@austinchronicle.com Submission of potential topics does not create an attorney-client relationship, and any information submitted is subject to being included in future columns.