

# SAN ANTONIO BUSINESS JOURNAL

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## ▶ COMING UP

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- ▶ **January 26:** Hotels  
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- ▶ **February 2:**  
Engineering Firms
- ▶ **February 9:**  
Manufacturing Firms
- ▶ **February 16:**  
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## BUSINESS PULSE POLL

## Do you have a personal or business stake in the outcome of any legislation dealing with DACA?

U.S. Rep. Will Hurd, R-Helotes, has been working with U.S. Rep. Pete Aguilar, D-California, to gather support for legislation aimed at ending the uncertainty for young people who had relied on the Deferred Action for Childhood Arrivals program, or DACA, for permission to remain in the U.S. With higher-than-average percentages of Latinos, San Antonio and South Texas are likely to be more affected — personally or in business or both — by the outcome of any legislation dealing with DACA recipients.

To answer our online poll question, go to [bizj.us/1pggwe](http://bizj.us/1pggwe).



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## EVENTS

The San Antonio Business Journal hosts networking, award and education events throughout the year. View the schedule and register for events at [SanAntonioBusinessJournal.com/event](http://SanAntonioBusinessJournal.com/event).

- ▶ **Book of Lists Gala:** Feb. 1, 2018, 7-10:30 p.m., Lambermont, 950 E. Grayson St. Contact the Business Journal's event staff at [saevents@bizjournals.com](mailto:saevents@bizjournals.com).
- ▶ **BizWomen Mentoring Monday:** Feb. 12, 2018, 8-10 a.m., The DoSeum, 2800 Broadway St. Contact [saevents@bizjournals.com](mailto:saevents@bizjournals.com).

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### CYBERSECURITY

# SA lawmaker seated at national problem-solving table

U.S. Rep. Will Hurd's persistent efforts to make cybersecurity a national priority have landed him a spot on a new national working group that should also bring attention to San



Will Hurd

Antonio's prowess in this industry.

Hurd was chosen as one of three co-chairs of the Aspen Cyber Strategy Group, which was formed by the nonpartisan Aspen Institute and charged with

developing implementable solutions to pressing challenges in cybersecurity. The other co-chairs are IBM Corp. CEO Virginia Rometty and former White House Homeland Security Adviser Lisa Monaco.

One challenge that Hurd is concerned about relates to the cybersecurity talent pipeline.

"How do you make sure that we're preparing people in middle school, high school and college to be cybersecurity professionals?" he said. "Because by 2020 there's going to be 2 million unfilled cybersecurity jobs in the United States. So we have to make sure we address that gap."

At some point in the strategy group's process, it's likely that Hurd will bring up that the University of Texas at San Antonio has the top-rated cybersecurity program in the country, while the Alamo City is second only to the Washington, D.C., area for cyber professionals.

Hurd is hopeful that what he described as a "high-speed group of professionals from academia, the private sector and government" will have the expertise and clout to call for changes and to have that call acted on.

"The only way we're going to be able to secure our digital infrastructure is for the public and the private sector to work together," he said.

### Cyber Hall of Honor

Speaking of cybersecurity talent, the CyberTexas Foundation this month will induct the second class of local industry pioneers into the San Antonio Cyber Hall of Honor.

The 2018 class includes:

- ▶ Fred Ramirez, founder and principal of CNF Technologies Corp.
- ▶ Robert Kaufman, deputy director of the 318th Cyberspace Operations Group and a cybersecurity lecturer at UTSA
- ▶ Dwayne Williams, associate director

of the Center for Infrastructure Assurance and Security at UTSA

This year's inductees will be recognized during a reception on Jan.

29, the evening before the CyberUSA Conference, in the Stars at Night Ballroom in the Henry B. Gonzalez Convention Center.

Last year's inaugural inductees – Larry Merritt, Gregory White, Lee Sutterfield and Glenn Dietrich – were part of the 2018 selection committee.

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### TRAVEL AND TOURISM

# SA BUSINESSES REPRESENTED ON NEW AIRPORT COMMITTEE

Heavy hitters from wide range of industries join mayor on airport plans

San Antonio Mayor Ron Nirenberg has established a new Airport System Development Committee tasked with assessing the capacity of the city's existing air travel infrastructure and what is needed in the long term to meet increasing demand among business and leisure travelers for expanded service.

Those appointed to the committee include representatives from some of San Antonio's more prominent businesses, including H-E-B, Weston Urban, Whataburger and USAA.

One of the primary questions that Nirenberg wants the committee to



Ron Nirenberg

answer is whether the city should put more money into expansion and improvements at San Antonio International Airport over the next several decades or pursue an alternate route that could include developing new facilities somewhere else.

Nirenberg believes there is an opportunity to do something more profound at the city's current airport. But he said the

city needs to back that hunch with facts.

"We need the data to confirm that," Nirenberg told me. "My hope with this committee is that we will finally determine where San Antonio's focus should be for long-term investment."

New leadership at San Antonio International, including Aviation Director Russ Handy, has helped lure roughly 18 new nonstop flights over the last year and a half. As a result, the airport has set new passenger records over much of that period.

"That momentum is real and it will continue," said Nirenberg, who has made improved air access one of his top priorities as mayor because of the implications that the level of accessibility will have on San Antonio's economy moving forward.

The committee will consist of 21 members representing a cross-section of local industries. I reported in October that Nirenberg had appointed John Dickson, principal with San Antonio-based cybersecurity firm The Denim Group, to chair the committee once it was assembled.

Dickson said he was hopeful the committee would "help eliminate any poor policy choices" as city leaders work to make San Antonio a more competitive destination with greater domestic and international air access.

"We have to decide where on the map in San Antonio that competitive airport should be," Nirenberg said.

In March, the city will engage aviation planning consultants to help guide the committee through its work over the rest of the year.

### ► AIRPORT SYSTEM DEVELOPMENT COMMITTEE

*A list of the appointed members*

- **JOHN DICKSON**, principal, The Denim Group; committee chairman
- **JOHN AGATHER**, broker, KW Realty
- **JORGE CANAVATI**, principal, J. Canavati & Co.
- **BRIAN CONKLIN**, senior vice president, USAA
- **DIRK ELMENDORF**, co-founder, Rackspace Hosting Inc.
- **MARK FESSLER**, president, Millionair-SA
- **MARINA GAVITO**, innovation team, USAA
- **MIKE GIBBS**, senior vice president/general counsel, Whataburger
- **PAULA GOLD-WILLIAMS**, CEO, CPS Energy
- **RUSS HANDY**, aviation director, city of San Antonio
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## \$10 MILLION ZOO-AREA PARKING PROJECT ADVANCING

Plans are moving forward for a new multilevel parking structure off Tuleta Drive across from the San Antonio Zoo and next to U.S. Highway 281. The city has issued a request for qualifications for a design-build company to develop the \$10 million project.

The proposed project had been on the drawing board for some time and is part of a more extensive master plan for the zoo and surrounding area.

"Our goal has been and still is to be at or close to a 600-space garage when complete," San Antonio Zoo CEO Tim Morrow said.

The zoo attracts more than 1 million visitors annually. That's created access and

parking challenges in the Brackenridge Park area, which wasn't designed to accommodate such traffic.

"It has been that way for decades," Morrow said.

Those challenges have intensified in recent years as the zoo, Witte Museum, The DoSeum and San Antonio Botanical Gardens have collectively invested hundreds of millions of dollars to expand and improve their facilities, attracting larger crowds and more vehicles to the Broadway corridor area.

"With these additions and expansions, there is greater demand on the area's infrastructure," Morrow said. "Reducing traffic challenges is a foundational priority."





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INTERNATIONAL TRADE

# Namibian officials talk water, energy issues during visit to SA

A delegation from the African nation of Namibia visiting San Antonio on Monday had water and energy issues at the top of its agenda.

Namibian Ambassador to the U.S. Martin Andjaba visited with Mayor Ron Nirenberg as well as officials from CPS Energy and the San Antonio Water System while in the Alamo City. Andjaba told the Business Journal that Namibia seeks to become energy independent.

“We import most of our energy from our neighbors – about 60 percent,” Andjaba said. “That’s not good for us. We want to be independent. Therefore, we’re encouraging CPS to come and look at those areas. It’s still being discussed, but we want to add renewables – wind, solar and so on.”



Martin Andjaba

“It’s a very important relationship that we have established, and we hope to build and strengthen it,” Andjaba said.

SAWS Water Conservation Director Karen Guz and Water Resources Planner Patrick Shriver participated in a city-led trade mission to Namibia in October 2017. Shriver stayed an

The ambassador invited CPS Energy to visit Namibia. His delegation also visited SAWS headquarters, where it met with executives and talked about water conservation issues.

additional two weeks to help Namibia Water Corporation Ltd., based in the capital city of Windhoek, conduct its first-ever water loss audit.

“It’s the first one they ever ran,” Shriver said. “They need to repeat it a number of times. It’s really hard to do an audit just from the desk. You need to do some field work to verify those numbers.”

During her time in Namibia, Guz saw parallels to San Antonio in terms of water conservation efforts and aquifer storage technology to keep taps flowing through drought years.

“They have the same worries that we do,” Guz said. “They have dry cycles. They have a growing population. So, they are very aware that they have to work out new strategies.”

DRILLING PERMITS

## FIRST GLIMPSE OF EAGLE FORD PROJECTS IN 2018

Although the Railroad Commission of Texas was closed on New Year’s Day, 16 companies wasted no time in setting up their first drilling projects of 2018. During the first week of the year, those companies filed 58 drilling permit applications for projects in South Texas.

For more, go to [bizj.us/lpgigw](http://bizj.us/lpgigw).


South Texas Drilling Permit Roundup  
Jan. 1 through Jan. 8

COMPANY	PERMIT APPLICATIONS
Chesapeake Energy Corp.	11
Marathon Oil Corp.	9
EOG Resources Inc.	7
Burlington Resources Inc.	7
Hilcorp Energy Co.	6
Carrizo Oil & Gas Inc.	4
Sanchez Energy Corp.	3
Murphy Oil Corp.	2
SEA Eagle Ford LLC	2
Rosetta Resources Inc.	1

SOURCE: RAILROAD COMMISSION OF TEXAS



2017 Woman of the Year  
Jenna Saucedo-Herrera



## Who will be named the 2018 Man and Woman of the Year?


The San Antonio Business Journal’s **40 UNDER 40 Awards** are presented to young professionals under 40 years of age who have demonstrated excellence in business, leadership and community involvement. We’ll be recognizing these extraordinary individuals at a special evening event with an expected attendance of 300+.

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### RESIDENTIAL

# \$200,000 IS THE NEW AFFORDABLE

Last year was a good year for San Antonio real estate, and a new normal is emerging

**A**s members of the real estate community gathered last week to discuss the year that was and what 2018 might bring, all agreed that the future of the housing market is strong for San Antonio and Texas.

Two forecasting events were held last week offering 2018 outlooks from differing but complementary perspectives of the local housing industry: one on

Jan. 4 focused on the home sales market presented by the San Antonio Board of Realtors and one on Jan. 5 focused on the home construction market held by the Greater San Antonio Builders Association. Both events featured housing experts, economists, analysts and politicians discussing what challenges and successes San Antonio's housing market had in 2017 and what 2018 holds in store.



Lawrence Yun

Two overarching themes were prevalent at both events: The overall housing market will likely continue its upward trajectory, and more single-family homes need to be built in San Antonio in order to control rising home prices.

### 2017 was a good year

Each event showcased plenty of data showing a very positive picture of the overall economy and how the local and national housing markets fared in 2017. At SABOR's event, Lawrence Yun, chief economist and senior vice president of research at the National Association of Realtors, said that 2017 saw a decade high for home sales nationally and a 4 percent increase year-over-year in home sales in San Antonio since November 2016. Median home prices in San Antonio also saw a 9 percent increase over the same period.

National home sales declined at the beginning of 2017 as a result of a bump in mortgage rates. But as rates eventually tapered off, almost every month of 2017 saw a rise in home sales compared to the same month in 2016. Meanwhile, a survey by the NAR revealed that people were more willing to buy homes during 2017 than in 2016.

"Politically, people may still be feeling pretty divided, but from an economic standpoint, people are feeling more optimistic overall," Yun said.

### The new affordable

While there was plenty of encouraging data in 2017, speakers at both events expressed concerns, most of which related to San Antonio's housing inventory and how an undersupply is negatively affecting home prices. San Antonio housing starts were at a decade high in 2017, but experts say there need to be more.

"I'm really concerned about a housing shortage, and we can do something about it this year, but we can only do something if you care," economist Mark Dotzour said.

While starts of single-family homes continue to rise, the housing inventory on the market – expressed as the approximate number of months worth of homes available at a given time – has remained much lower than the recommended six months that most consider healthy for any housing market. San Antonio averaged closer to four months of inventory in 2017. Dotzour and others cite the less-than-optimal inventory as the reason prices have increased. That price increase is eliminating a number of new affordable homes from the market and even creating a new definition of



Jack Inselmann

affordability.

Jack Inselmann, senior regional director at Metrostudy, said new homes under \$200,000 are simply not being built in San Antonio, as the percentage of new

homes at that price has declined steadily. A 2009 report showed that new home starts priced under \$200,000 accounted for 65 percent of the San Antonio market, while 2012 saw 50 percent of new home starts priced below \$200,000. In 2017, just 17 percent of all new home starts in San Antonio were for homes under \$200,000.

Three price ranges have seen significant growth since 2013, including \$200,000 to \$250,000, \$250,000 to \$300,000 and \$300,000 to \$400,000. In 2017, the \$200,000-to-\$250,000 range accounted for the most new housing starts at 28 percent. The median home price in November 2017 was \$216,900, while the average home price was \$256,253, according to SABOR.

"\$200,000 to \$250,000 is the new affordable," Inselmann said.

On top of rising home prices, housing has become less affordable to many because income growth has not kept up with rising prices. Since 2011, Yun said, home prices have risen by 48 percent, while incomes have risen by 15 percent over the same period. Despite this problem with affordability, San Antonio still ranked 14th nationally in new home starts in 2017, led by development on the city's West Side. Since 1980, West Side San Antonio has led the metro area every year in new housing starts, coming in at above 30 percent each year. In 2017, the West Side accounted for 32.2 percent of new housing starts, the greater New Braunfels area ranked second with 17.2 percent of all new starts, and the area around North Loop 1604 East and Interstate 35 ranked third with 16.3 percent of the metro area's new home starts.

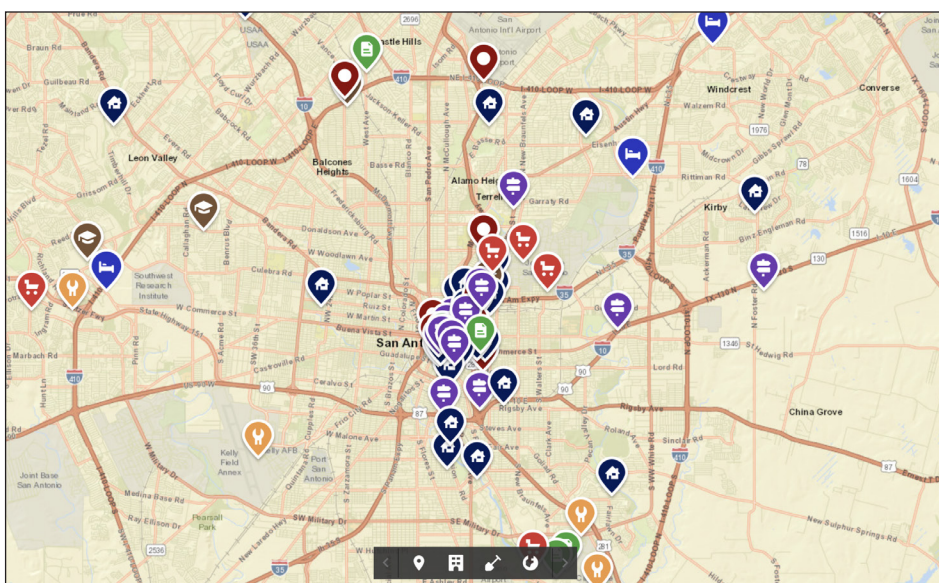
Inselmann said these numbers are not likely to change anytime soon, as San Antonio's expansion west and further development along the I-35 corridor continues.

### What to expect in 2018

Again, the experts seem to agree: 2018, like the year previous, will be another year of growth for San Antonio, as long as nothing major disrupts the economy.

Inselmann predicts that job growth in San Antonio in 2018 will again outpace that of the previous year, saying anything from 11,500 to 12,000 new jobs in the area would not surprise him.

"What we'll experience next year is another good year," he said.



### Commercial construction is on the rise in San Antonio!

New development and redevelopment projects of all types are already underway or slated to begin. Keep track of it all with Crane Watch - an online map that provides a snapshot of each project. Click on the icons to read summaries which include information such as the project's developers, estimated cost, anticipated completion, links to articles and more.



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THE LIST

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khernandez@bizjournals.com

LAW FIRMS

RANKED BY TOTAL NUMBER OF LAWYERS LOCALLY

	Business name, Prior year's rank Website	Address Phone	Total no. of lawyers locally	No. of partners locally	No. of women partners locally	No. of minority partners locally	Managing Partner
1	Langley & Banack Inc. ② langleybanack.com	745 E. Mulberry Ave. #700 San Antonio, TX, 78212 210-736-6600	68	42	12	10	Steven Brook, sbrook@langleybanack.com
2	Dykema Cox Smith ① dykema.com	112 E. Pecan St. #1800 San Antonio, TX, 78205 210-554-5500	62	34	7	6	Marty Truss, mtruss@dykema.com
3	Norton Rose Fulbright ③ nortonrosefulbright.com/us	300 Convent St. #2100 San Antonio, TX, 78205 210-224-5575	54	16	1	1	Michael W. O'Donnell, mike.odonnell@nortonrosefulbright.com
4	Strasburger & Price LLP ④ strasburger.com	2301 Broadway St. San Antonio, TX, 78215 210-250-6000	40	24	9	10	Marty Roos, marty.roos@strasburger.com
5	Jackson Walker LLP ⑤ jw.com	112 E. Pecan St. #2400 San Antonio, TX, 78205 210-978-7700	39	25	4	4	Scott Rose, srose@jw.com
6	Brock Person Guerra Reyna PC ⑥ bpgrlaw.com	17339 Redland Rd. San Antonio, TX, 78247 210-979-0100	24	9	0	3	John Guerra, jguerra@bpgrlaw.com
7	Rosenthal Pauerstein Sandoloski Agather LLP ⑦ rpsalaw.com	755 E. Mulberry Ave. #200 San Antonio, TX, 78212 210-225-5000	23	9	1	1	Robert Rosenthal, brosenthal@rpsalaw.com
8	Pulman Cappuccio Pullen Benson & Jones LLP ⑨ pulmanlaw.com	2161 N.W. Military Hwy. #400 San Antonio, TX, 78213 210-222-9494	22	12	2	0	Randall Pulman, rpulman@pulmanlaw.com
9	Davidson Troilo Ream & Garza PC ⑧ dtrglaw.com	601 N.W. Loop 410 #100 San Antonio, TX, 78216 210-349-6484	21	13	3	5	Cheree Kinzie, ckinzie@dtrglaw.com
10	Thornton Biechlin Reynolds & Guerra LC ⑩ thorntonfirm.com	100 N.E. Loop 410 #500 San Antonio, TX, 78216 210-342-5555	19	10	2	1	Richard Reynolds, rreynolds@thorntonfirm.com
11	Cacheaux Cavazos & Newton LLP ⑪ ccn-law.com	333 Convent St. San Antonio, TX, 78205 210-222-1642	18	9	1	7	Joseph Newton, jnewton@ccn-law.com
12	Hornberger Fuller & Garza Inc. ⑫ hfgtx.com	7373 Broadway St. #300 San Antonio, TX, 78209 210-271-1700	16	9	0	4	Jed Williams, jwilliams@hfgtx.com
13	Chamberlain Hrdlicka ⑬ chamberlainlaw.com	112 E Pecan St. #1450 San Antonio, TX, 78205 210-253-8383	15	5	1	2	Wayne Risoli
14	Barton East & Caldwell PLLC ⑭ beclaw.com	700 N. St. Mary's #1825 San Antonio, TX, 78205 210-225-1655	14	10	3	2	G. Wade Caldwell, gcaldwell@beclaw.com
15	Naman Howell Smith & Lee PLLC ⑮ namanhowell.com	10001 Reunion Pl. #600 San Antonio, TX, 78216 210-731-6300	14	9	0	3	Larry Warren, lwarren@namanhowell.com
16	Golden Steves & Gordon LLP ⑯ goldensteves.com	300 Convent St. #2600 San Antonio, TX, 78205 210-745-3700	14	5	2	0	Stephen Golden, sgolden@goldensteves.com
17	Martin & Drought PC ⑰ mdtlaw.com	300 Convent St. #2500 San Antonio, TX, 78205 210-227-7591	13	9	0		M. C. Cottingham Miles, mcmiles@mdtlaw.com
18	Santoyo Moore Wehmeyer PC ⑱ smwenergylaw.com	12400 San Pedro Ave. #300 San Antonio, TX, 78216 210-998-4189	13	3	1	1	Katy Moore, kmoore@smwenergylaw.com
19	Brin & Brin PC ⑲ brinandbrin.com	6223 IH-10 W San Antonio, TX, 78201 210-341-9711	12	10	2	1	R. Barry Brin, bbrin@brinandbrin.com James Veale, jveale@brinandbrin.com
20	Bracewell LLP ⑳ bracewell.com	300 Convent St. #1500 San Antonio, TX, 78205 210.299.3400	10	8	4	2	Victoria Garcia
21	Haynes and Boone LLP ㉑ haynesboone.com	112 E. Pecan St. #1200 San Antonio, TX, 78205 210-978-7000	10	5	3	1	Diana Liebmann, diana.liebmann@haynesboone.com
22	Akin Gump Strauss Hauer & Feld LLP ㉒ akingump.com	300 Convent St. #1600 San Antonio, TX, 78205 210-281-7000	10	4	1	0	Kirt O'Neill, koneill@akingump.com
23	Davis Cedillo & Mendoza Inc. ㉓ lawdcm.com	755 E. Mulberry Ave. #500 San Antonio, TX, 78212 210-822-6666	9	7	1	2	Russell Davis, rdavis@lawdcm.com
24	Uhl Fitzsimons Jewett & Burton PLLC ㉔ ufjblaw.com	4040 Broadway St. #430 San Antonio, TX, 78209 210-829-1660	9	6	1	1	Shelly Jewett, sjewett@ufjblaw.com
25	Schmoyer Reinhard LLP ㉕ sr-llp.com	17806 IH-10 W #400 San Antonio, TX, 78257 210-447-8033	9	5	3	1	Christine Reinhard Shannon Schmoyer

NOTES: \* Indicates that company was not ranked on prior year's list | Date published: January 12, 2018

CLOSER LOOK

12%  
Partners who are minorities

11%  
Partners who are women

MOST PARALEGALS	
Thornton Biechlin Reynolds & Guerra LC	14
Dykema Cox Smith	9
Norton Rose Fulbright	10
Brock Person Guerra Reyna PC	9
Pulman Cappuccio Pullen Benson & Jones	9

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If you wish to be surveyed when The List is next updated, or if you wish to be considered for other Lists, email your contact information to Kim Hernandez at khernandez@bizjournals.com.

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INTELLECTUAL PROPERTY LAW FIRMS

RANKED BY NUMBER OF LOCAL INTELLECTUAL PROPERTY ATTORNEYS

	Business name, Prior years rank Website	Address Phone	No. of IP attorneys locally	No. of registered patent attorneys locally	No. of U.S. patents filed locally 2017	No. of U.S. patents obtained locally 2017	Local head of Intellectual Property Div.
1	<b>Gunn Lee &amp; Cave PC</b> ① gunn-lee.com	300 Convent St. #1080 San Antonio, TX, 78205 210-886-9500	8	8	57	39	Ted Lee
2	<b>Akin Gump Strauss Hauer &amp; Feld LLP</b> ② akingump.com	300 Convent St. #1600 San Antonio, TX, 78205 210-281-7000	5	4	0	0	Kirt O'Neill, koneill@akingump.com
3	<b>Norton Rose Fulbright</b> ④ nortonrosefulbright.com/us	300 Convent St. #2100 San Antonio, TX, 78205 210-224-5575	5	1	8	7	Saul Perloff, saul.perloff@nortonrosefulbright.com
4	<b>Jackson Walker LLP</b> ⑤ jw.com	112 E. Pecan St. #2400 San Antonio, TX, 78205 210-978-7700	4	4	71	59	Mark Miller
5	<b>Rosenthal Pauerstein Sandozski Agather LLP</b> ⑦ rpsalaw.com	755 E. Mulberry Ave. #200 San Antonio, TX, 78212 210-225-5000	4	1	28	10	William Quirk
6	<b>Haynes and Boone LLP</b> ⑥ haynesboone.com	112 E. Pecan St. #1200 San Antonio, TX, 78205 210-978-7000	3	3	0	0	William Nash
7	<b>Pizarro Allen PC</b> ⑨ pizarrofirm.com	3619 Paesanos Pkwy., #102 San Antonio, TX, 78231 210-941-1277	3	2	69	45	Derrick Pizarro
8	<b>Dykema Cox Smith</b> ③ dykema.com	112 E. Pecan St. #1800 San Antonio, TX, 78205 210-554-5500	3	1	32	30	Dan Harkins, dharkins@dykema.com
9	<b>The Rosenblatt Law Firm PC</b> ⑩ rosenblattlawfirm.com	16719 Huebner Rd. Bldg. 1 San Antonio, TX, 78248 210-562-2900	2	0	0	0	James Rosenblatt, james@rosenblattlawfirm.com

NOTES: Date published: January 12, 2018

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LITIGATION LAW FIRMS

RANKED BY TOTAL NUMBER OF LOCAL LITIGATORS

	Business name, Prior years rank Website	Address Phone	Total no. of litigators locally	No. of AV rated litigators locally	No. of litigation partners locally	Portion of practice in litigation	Head of litigation area
1	<b>Langley &amp; Banack Inc.</b> ② langleybanack.com	745 E. Mulberry Ave. #700 San Antonio, TX, 78212 210-736-6600	38	22	25	50%	Roger Kirstein, rkirstein@langleybanack.com Moulton Dowler Jr., mdowler@langleybanack.com
2	<b>Norton Rose Fulbright</b> ① nortonrosefulbright.com/us	300 Convent St. #2100 San Antonio, TX, 78205 210-224-5575	32	17	16	50%	Michael O'Donnell, mike.odonnell@nortonrosefulbright.com
3	<b>Dykema Cox Smith</b> ③ dykema.com	112 E. Pecan St. #1800 San Antonio, TX, 78205 210-554-5500	29	6	14	41%	Thomas Sanders, tsanders@coxsmith.com
4	<b>Brock Person Guerra Reyna PC</b> ④ bpgrlaw.com	17339 Redland Rd. San Antonio, TX, 78247 210-979-0100	24	3	9	100%	John Guerra
5	<b>Thornton Biechlin Reynolds &amp; Guerra LC</b> ⑥ thorntonfirm.com	100 N.E. Loop 410 #500 San Antonio, TX, 78216 210-342-5555	17	8	10	95%	Richard Reynolds III, rreynolds@thorntonfirm.com
6	<b>Strasburger &amp; Price LLP</b> ⑤ strasburger.com	2301 Broadway St. San Antonio, TX, 78215 210-250-6000	15	11	9	40%	Marty Roos, marty.roos@strasburger.com
7	<b>Pulman Cappuccio Pullen Benson &amp; Jones LLP</b> ⑩ pulmanlaw.com	2161 N.W. Military Hwy. #400 San Antonio, TX, 78213 210-222-9494	15	3	7	65%	Randall Pulman, rpulman@pulmanlaw.com
8	<b>Jackson Walker LLP</b> ⑧ jw.com	112 E. Pecan St. #2400 San Antonio, TX, 78205 210-978-7700	14	4	10	33%	Julia Mann, jmann@jw.com
9	<b>Brin &amp; Brin PC</b> ⑫ brinandbrin.com	6223 IH-10 W San Antonio, TX, 78201 210-341-9711	10	6	8	75%	Bruce Anderson
10	<b>Ogletree Deakins Nash Smoak &amp; Stewart PC</b> ⑫ ogletreedeakins.com	112 E. Pecan St. #2700 San Antonio, TX, 78205 210-354-1300	10	2	4	90%	Larry Smith, larry.smith@ogletreedeakins.com
11	<b>Davis Cedillo &amp; Mendoza Inc.</b> ⑭ lawdcm.com	755 E. Mulberry Ave. #500 San Antonio, TX, 78212 210-822-6666	9	9	6	66%	Ricardo Cedillo, rcedillo@lawdcm.com
12	<b>Schmoyer Reinhard LLP</b> ⑮ sr-llp.com	17806 IH-10 W #400 San Antonio, TX, 78257 210-447-8033	9	4	5	90%	Annalyn Smith, asmith@sr-llp.com
13	<b>Shelton &amp; Valadez PC</b> * shelton-valadez.com/practiceAreas.htm	600 Navarro #500 San Antonio, TX, 78205 210-349-0515	8	3	3	100%	NA
14	<b>Gunn Lee &amp; Cave PC</b> ⑮ gunn-lee.com	300 Convent St. #1080 San Antonio, TX, 78205 210-886-9500	8	2		50%	Ted Lee, tlee@gunn-lee.com
15	<b>Hornberger Fuller &amp; Garza Inc.</b> * hfgtx.com	7373 Broadway St. #300 San Antonio, TX, 78209 210-271-1700	7	2	5	60%	Jed Williams, jwilliams@hfgtx.com
16	<b>Ortiz &amp; Batis PC</b> * ob-lawpc.com	10100 Reunion Pl. #600 San Antonio, TX, 78216 210-344-3900	7	2	2	95%	NA
17	<b>Davidson Troilo Ream &amp; Garza PC</b> ⑫ dtrglaw.com	601 N.W. Loop 410 #100 San Antonio, TX, 78216 210-349-6484	6	4	4	10%	David Rangel, drangel@dtrglaw.com
18	<b>Barton East &amp; Caldwell PLLC</b> * beclaw.com	700 N. St. Mary's #1825 San Antonio, TX, 78205 210-225-1655	6	3	5	35%	G. Caldwell, gcaldwell@beclaw.com
19	<b>Akin Gump Strauss Hauer &amp; Feld LLP</b> ⑮ akingump.com	300 Convent St. #1600 San Antonio, TX, 78205 210-281-7000	6	2	2	NA	Steve Baldini, sbaldini@akingump.com
20	<b>Evans Rowe &amp; Holbrook</b> ⑫ evans-rowe.com	10101 Reunion Pl. #900 San Antonio, TX, 78216 210-340-6555	6	1	3	95%	Brett Rowe, bbrowe@evans-rowe.com
20	<b>Haynes and Boone LLP</b> ⑮ haynesboone.com	112 E. Pecan St. #1200 San Antonio, TX, 78205 210-978-7000	6	1	3	45%	Laura O'Donnell
22	<b>Rosenthal Pauerstein Sandoleski Agather LLP</b> * rpsalaw.com	755 E. Mulberry Ave. #200 San Antonio, TX, 78212 210-225-5000	5	5	3	30%	Jonathan Pauerstein, jpauerstein@rpsalaw.com
23	<b>Bracewell LLP</b> ⑮ bracewell.com	300 Convent St. #1500 San Antonio, TX, 78205 210.299.3400	5	4	3	50%	Stephen Crain Richard Danysh, richard.danysh@bracewell.com
24	<b>Martin &amp; Drought PC</b> * mdtlaw.com	300 Convent St. #2500 San Antonio, TX, 78205 210-227-7591	4	2	3	20%	Gerald Drought
25	<b>Patel Gaines PLLC</b> * patelgaines.com	14414 Blanco Rd. #320 San Antonio, TX, 78216 210-460-7787	4	0	1	35%	Grant Gaines

CLOSER LOOK

300

Number of local litigators represented on list

62%

Companies whose portion of practice in litigation is over 50%

MOST AV RATED LITIGATORS LOCALLY

Langley & Banack Inc.

22

Norton Rose Fulbright

17

Strasburger & Price LLP

11

Davis Cedillo & Mendoza Inc.

9

Thornton Biechlin Reynolds & Guerra LC

8

ABOUT THE LIST

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To see additional information about the lists visit the online list at bizjournals.com/sanantonio/topic/lists.

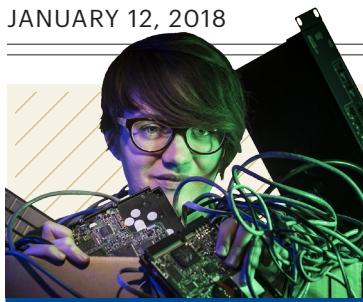
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### UNTANGLING CYBERSECURITY

# Inspired eLearning doubles down on cyber training

**Editor's Note:** The following is part of a recurring series in the San Antonio Business Journal about the cybersecurity industry in the Alamo City. Technology reporter Kristen Mosbrucker seeks to help readers more deeply comprehend the scope of our local industry by featuring a cross-section of the virtually countless San Antonio companies that offer some aspect of cybersecurity.

Inspired eLearning Inc. was founded more than a decade ago selling custom web-based training courses to prepare employees for potential cybersecurity breaches.

In August 2017, former Rackspace Hosting Inc. executive Kyle Metcalf was hired as CEO. During his tenure at Rackspace, he was responsible for driving 30 percent year-over-year growth in the digital practice area, which sold cloud computing to businesses, Metcalf said in his LinkedIn profile.

Annual growth at Inspired eLearning is much higher than that as the industry has been exploding. Inspired eLearning grew about 121 percent from 2013 to 2016. It generated \$10.8 million in revenue in 2016.

Metcalf said Inspired eLearning has been riding the wave of increased interest in cybersecurity among companies – especially in the wake of very public security breaches of consumer information in recent years.

Remote cloud-based training, including a recently released mobile app, is one way employees can meet compliance standards.

“Classroom style is very difficult because it’s already tough to compete for people’s time,” Metcalf said.

The company is reducing the duration of training sessions into snippets so that coursework can be refreshed more

often and employees don’t have to sit through an hour several times a year. The company created a 15-minute executive cybersecurity course that covers spear

phishing – when cybercriminals gather information about CEOs online and send targeted emails to extract money from the company by posing as a vendor – or

when bad actors set up fake public Wi-Fi networks in areas where it expects the executive to be based on publicly posted schedules.

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#### ► A CLOSER LOOK

**Leaders:** Kyle Metcalf, CEO; Martin Rico, founder and board member

**Founded:** 2003

**Employees:** 85

**Headquarters:** North Central San Antonio near Loop 410 and San Pedro Avenue

**Core industry field of expertise:** Software development of custom cloud-based training modules for compliance in cybersecurity for corporations and turnkey remote training for midmarket companies in cybersecurity and risk mitigation

For a longer version of this article, go to [bizj.us/1pg8t7](http://bizj.us/1pg8t7).



## COVER STORY

# TECHIER THAN YOU MAY KNOW

MUCH OF THE MOST IMPACTFUL  
INNOVATION IN SAN ANTONIO  
COMES FROM SURPRISING PLACES

BY **KRISTEN MOSBRUCKER** | kmosbrucker@bizjournals.com

**S**ome of the most innovative developers of applied technology in San Antonio are not tech companies in and of themselves. At least, selling technology is not their primary business.

Nevertheless, while the technology they've rolled out or invested in takes many shapes, they collectively demonstrate that startups don't have a monopoly on innovation as midmarket and even large corporations have cultivated in-house creativity for new technology.

Technology in construction, for example, may be labeled as engineering innovation, as is the case at a local company with a department dedicated to creating virtual reality building models.

Other companies, like a well-known local heavy equipment rental business, have seen employees develop patentable technology for new ways to perform routine tasks, such as washing vehicles using minimal water during drought. The company doesn't have a chief innovation officer driving that charge, responding instead organically to customer demands.

A local food service business rolled out what are still cutting-edge technologies in its warehouse operations developed by local engineers more than a decade ago.

A San Antonio-based professional services business was a strategic investor in a technology startup for originating auto loans online and was at the table when the software was being developed.

Other companies strategically develop programs to foster innovation among employees and dedicate millions to invest in technology startups and a next-generation workforce. Despite representing an array of industries other than tech, they have a few things in common, perhaps most importantly a commitment to fostering local tech talent – internally or through external investments – capable of building emerging tools to make their companies better.



A robotic arm moves and prepares specialty products to be shipped to customers at Labatt Food Service.



## LABATT FOODS

**CEO:** Blair Labatt

**INDUSTRY:** Food Distribution

**TECH:** Robots, voice-activated software, big data

## \$1M

Cost of robot with mechanical arm that the company uses to pick specialty products from shelves

**T**he CEO of a \$1.3 billion food service company in San Antonio wouldn't describe himself as a technologist, but his work betrays that. He's worked directly with programmers for years to build tools so his company could carve out a niche in the market. Most of that work was during the era of mainframe computers at a time that the company was about 200 times smaller than it is today.

"We were a very small company, and the way to be competitive was to have more aggressive use of technology and try to be nimble," said Blair Labatt, CEO of Labatt Food Service LLC. "We'd do development on the back of cocktail napkins. I would tell [the software developer] what I needed, and he would go write the code. We did that for 20 years."

Instead of investing in brick-and-mortar distribution centers across the country to expand, Labatt Food developed computer software that taps an independent trusted food distributor network for a more complete national footprint without the overhead, and it can monitor performance remotely.

While Labatt may not consider his business in the tech industry, he's among a growing class of seemingly nontech executives in San Antonio who are taking it upon themselves to innovate with the latest technology.

As a result, Labatt Foods is the 10th-largest food service company in the nation with a fleet of more than 250 trucks and 1,700 employees in Texas and New Mexico. The company was founded in 1910 by Labatt's grandfather, T. Weir Labatt.

Now about 90 percent of the company's orders are submitted online from commercial restaurants to government agencies. The company also has a business-to-business online marketplace, where independent operators can



## COVER STORY

shop for bulk food online and features live chatting – all built internally.

For years, Labatt structured the company to pair analysts with software developers and business executives to build technology tools. With this structure, all the technology is directly tied to business objectives. Its technology department is spearheaded by his son, Blair Labatt III, who has a background in computer science. The company decided to build so much of its own custom software because “off-the-shelf doesn’t give our customers or us the capabilities we all need,” Labatt III said in a statement.

Labatt has also invested in hardware over the years, like the Dematic system built by a European robotics manufacturer, which cost about \$1 million per aisle. The robotic arm slides across hundreds of items in Labatt’s warehouse, picking products off shelves with a miniature fork load and sends them down to human workers. Labatt uses the robotic arms for specialty foods that may only have a few boxes for an entire truck load rather than sending a worker up on a lift. The goal is to add more products picked from the shelf automatically when it is more cost and time efficient. For now, more than half of the company’s warehouse still uses a ballet of forklift operators for bulk orders.

In 2002, Labatt Foods employees created voice activated software that pared down the frequency of mistakes by warehouse workers when picking food pallets. In essence, a warehouse worker would be required to read a pallet identifying mark to a computer before the pallet of food would be released from the shelf. If the mark is wrong, the employee would be redirected. It was a system worked on by a local high school intern at the time, who then left to attend a technical university in California. That intern has now returned to Labatt as a programmer.

“I think that one of the things that we’ve tried to do always is hire young people and give them a chance to have an impact,” Labatt said. “The young people that we hire out of college are immediately thrown into major projects.”

Labatt Foods has also hired many local computing coding bootcamp graduates who may have degrees in nontechnical fields and underwent hands-on computer developer vocational training to learn new skills.



**Spaw Glass is using drones to calculate measurements from the sky.**

## SPAW GLASS

**CEO:** Joel Stone

**INDUSTRY:** Commercial construction

**TECH:** 3-D modeling, drones, virtual reality

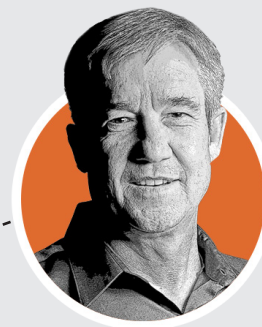
**S**an Antonio-based SpawGlass Contractors Inc. has invested in technology to streamline construction of commercial buildings over the years.

SpawGlass, founded in the 1950s, has used three dimensional modeling software to build entire projects in the virtual world enabling it to identify potential changes before concrete is poured. Virtual reality headsets take that 3-D model a step further so clients can walk through a future complex before it is built.

“Many people have a hard time visualizing a building from a 2-D drawing,” SpawGlass CEO Joel Stone said.

The company has engineers who build 3-D models from scratch, as well as a virtual simulation that breaks down the construction process in accordance with a specific timeline. For renovation projects, SpawGlass uses laser scanning to visualize future changes to a building.

Meanwhile, one of SpawGlass’ lead engi-



**\$250M**

Value of SpawGlass’ office building construction in San Antonio in the past four years

neers, who is an airplane pilot, has been flying drones over construction sites as an alternative to renting an aircraft to produce aerial videos and create topographic maps.

“For years, we’ve done aerial photos from an airplane with progress photos once a month. Now, it’s about half and half with drones and aircraft,” Stone said.

The company is exploring using drones to calculate measurements from the sky, such as the width and depth of a trench for use in its civil construction division. Drones can also be used to detect heat or cooling leaks around a building by attaching a heat-sensing camera.

“The [drone] technology is ahead of the demand at this point still,” Stone said.

Several years ago, the company contracted with Austin-based Brilliant Solutions Inc. to design and build a mobile app that enables clients to estimate how much a building may cost per square foot based on historical averages and real-time data from a construction cost index. The inspiration for that software stemmed from customer demand for more precise estimates.

“We estimate projects every day, so we’ve got a lot of data,” Stone said.

The next generation of that software is being upgraded this year and built by the company’s software developers. SpawGlass, like many companies transitioning from legacy computer software, is exploring ways to stitch together otherwise disparate systems so more data can be exported seamlessly and analyzed in real time.

“We want to get more out of the data that we have. We have enterprise software, but the challenge is getting that data out of the system,” Stone said. “We spent a lot of time on the construction side, and now we are working more on our preconstruction services.”

### ► RETAIL CHAINS

## H-E-B LOOKS TO TECH TO BE MORE SOCIAL

San Antonio-based H-E-B Grocery Co. has invested in its own technology tools and leveraged agreements with Silicon Valley startups in recent years.

H-E-B, with more than 300 locations, has about 500 technologists on staff to build and maintain the company’s infrastructure. H-E-B rolled out a mobile app that enables customers to buy goods online for delivery or curbside pickup. The underlying information technology infrastructure for that application is maintained by its own developers.

H-E-B made deals with Birmingham, Alabama-based Shipt Inc., which was acquired by Target Corp., for delivery driver services. It has a similar agreement with San Francisco-based startup Instacart. The company also piloted another Silicon Valley startup called Chowbotics, a salad making robot, in its corporate cafeteria.

H-E-B’s lead data scientist, Brandon Loudermilk, joined the company in October 2016, bringing expertise on text analytics using Twitter. Loudermilk shared some basics on big data during a conference at the University of Texas at San Antonio, where he earned a master’s degree. He told the Business Journal that when considering return on investment for social media, there are some things to consider.

“The large ROI for this sort of thing is being able to identify future trending products so you

can act beforehand instead of responding to what your competitors are doing,” Loudermilk said. “It’s kind of a pre-alert system.”

Beyond that, social media can be used to respond to customers regularly with chat bots or humans — rather than canned responses.

“I have no doubt that within the next 10 years, we’ll see more natural language generation,” Loudermilk said about computer programs that can craft paragraphs in narrative form similar to how a human would write.

In 2003, H-E-B was the 10th-largest privately held company with \$11 billion in sales. By 2008, the company had sales of \$15 billion. And in 2016, it reported \$23 billion in annual sales and more than 101,000 employees. It is the largest employer in Texas and the 12th-largest privately held company in the nation.



## COVER STORY



Workers can remotely connect to robots at USAA.

## USAA

**CHIEF DATA AND ANALYTICS OFFICER:**  
Eric Smith

**INDUSTRY:** Financial services and insurance

**TECH:** Drones, artificial intelligence, big data

**U**SAA, a financial services and insurance business for members of the military and their dependents, is the largest employer of technology industry workers in San Antonio by far with 3,000 people in the department.

The company has also committed the most money to build, buy or invest as a strategic partner in emerging technology among local businesses. USAA wields a \$300 million corporate venture capital arm and sorts through 10,000 patent ideas from its own employees each year looking to develop new technology. Over the years, it has built a patent portfolio with more than 700 patents and dozens more pending. On a broader scale, nearly 8,900 ideas were submitted by USAA employees across departments, and more than 1,200 of those ideas were put into practice in 2017.

USAA Labs, a team dedicated to innovation that works across departments, houses the company's research and development employees. Many of those workers are in

# 700

Number of patents in USAA's patent portfolio, with dozens more pending

its downtown San Antonio offices. Eric Smith, USAA's chief data and analytics officer and former chief technology officer, told the Business Journal that USAA's membership and customer base has driven much of the company's innovative spirit.

USAA's military-centric membership has driven the company's innovation to a large degree. With many service members stationed around the world, the need for remote and instantaneous access to paychecks and customer support is ever present. And as such, USAA was the first bank to accept remote check deposits as it sought to get away from the expense of mailing prepaid envelopes and sorting through thousands of paper checks.

"One [reason] was to create convenience for our members and allow them immediate access to those funds, and it also helps us internally that we now don't have a physical check that we have to deal with from an internal routing and clearing standpoint," Smith said. "Instead we have an image, and that digital image is far easier to move around and store."

Another major investment for the company has been to seamlessly connect a member's experience inside the mobile app and website when users call in, even though only 6 percent of USAA's interactions with members are over the phone.

"We watch the interactions of our members on our digital channels, so when they call us we try to understand and predict why they may be reaching out," Smith said. "If they were shopping for an insurance policy [online], we offer that as an option up front. When they do call, it is very important to us."

While USAA doesn't disclose how much it invests in each startup company, in 2015, it led a \$24 million round for San Francisco-based Automatic Labs. The startup built smart car technology that tracks driving behavior. That same year, USAA rolled out the device to its members as a way for parents to keep tabs on teen drivers called Automatic License+, according to its website.

In November, USAA invested in Los Angeles-based Flo Technologies Inc., which created a smart device that hooks up to a residential plumbing system that proactively detects leaks to reduce potentially catastrophic issues. The startup estimated that it costs \$8,800 per insurance claim for water damage to businesses

### ► FINANCIAL SERVICES

## SWBC FINDS PARTNERS FOR TECHNOLOGICAL INNOVATIONS

SWBC, the professional services company founded in the mid-1970s by President Gary Dudley and Chairman Charles Amato, has forged multiple strategic partnerships with startup technology companies.

One focus in recent years has been increasing workflow automation in a traditionally human capital-heavy industry. In 2015, SWBC — which sells a portfolio of products from insurance to payroll services for businesses and even mortgage lending — hired tech company Mphasis, based in India, to build a data validation process for its lender-placed insurance tracking business. The tool was able to shorten the cycle time from several days to one.

In 2013, SWBC, which has 2,600 employees

and estimated about \$498 million in revenue during 2016, invested an undisclosed amount in a new technology interface for its online vendor management system, Venminder. In 2016, the company inked a deal with Austin-based Tuple Labs, a digital technology company, to create more streamlined customer experiences.

SWBC, through its professional employer organization, also rolled out ThriveHR, an online software tool used by businesses to process payroll and handle some human resources activities — such as background checks, drug screenings, employee handbooks and administering leave programs such as family and medical leave — without a long-term contract. ThriveHR was outsourced technology as well.

In 2017, SWBC released two more technology products, one that was a white-label deal and one that was a strategic partnership with an emerging startup.

TurnKey is mortgage application process

software created by Blend, a Silicon Valley-based company, that SWBC connected with. Instead of gathering, scanning, faxing and printing paper documents for mortgage borrowers, it connects to external accounts like TurboTax, the customer's bank or even a payroll system. It reduces the mortgage application process time.

Likewise, the company invested an undisclosed amount in Denver-based startup AUTOPAY in exchange for a contract for the financial services company to resell the product to clients active in the direct consumer auto loan market. The software is customized for each financial institution depending on the risk appetite for customers based on their credit score. On average, it costs a financial institution \$250 to \$400 to process an automobile loan application, depending on regional labor rates. That's because most of the time employees are manually reviewing applications even when submitted online.



COVER STORY



HOLT CAT

**CEO:** Peter John Holt  
**INDUSTRY:** Construction equipment dealer  
**TECH:** VC investment in various tech startups

**H**OLT CAT, a regional construction equipment dealer and rental business, is in an industry that many technology companies consider “ripe for disruption.” And the local executives agree, which is why the company has a corporate venture capital arm – HOLT Ventures LLC – to invest in emerging startups.

The inspiration for the new venture arm came during the leadership transition to siblings Peter John Holt, now CEO, and Corinna Holt Richter, now president, from their father Peter Martin Holt and former president Dave Harris.

The siblings were already investing in industrial construction startups through a family office when they decided to bring that into the company fold – leveraging its ties to Caterpillar Inc. as the largest dealer of Caterpillar equipment in the U.S. with more than 30 locations across Texas that rent and service construction equipment such as backhoe loaders, bulldozers and asphalt pavers

Peter John Holt sat with the Business Journal to discuss technology and innovation at HOLT CAT, a \$1 billion-plus company with more than 1,000 employees.

“The goal of Holt Ventures is to formally get ahead of disruptive technologies and innovations that are happening out there so we don’t have the famous Kodak moment ourselves,” he said.

After holding a startup competition in spring 2017, HOLT Ventures awarded \$50,000 split among three companies: PermitZone, a Myrtle Beach, South Carolina-based startup that aggregates and maintains a knowledge base of permitting and zoning information for 33,088 municipalities nationwide; YAN Engines, an Austin-based startup developing a new type of piston that can be retrofitted in older machines to make them more fuel efficient; and 5D Robotics, a Carlsbad, California-based startup that developed more accurate GPS software paired with a custom radio chip for use in construction. The competition was a collaboration with the Cottonwood Technology Fund and Brick & Mortar Ventures.

Other investments include SmartPicture Technologies, a virtual photo company in Austin whose software turns a smartphone into an automatic measuring stick.

“It takes 3-D measurements of rooms or heavy equipment, which allows our customers to get rid of the tape measure,” Holt said.

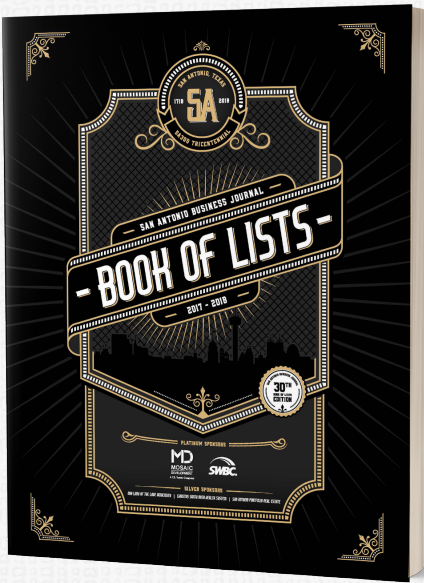
The software developers in HOLT CAT’s information technology department are more for day-to-day operations than for far-reaching emerging technology development. While that’s not to say employees haven’t been innovative when customers have needed them to be, the company isn’t looking to hire technology evangelists or innovation officers. Instead, there’s more of an organic approach.

“We built some technology for the rail industry, have patents on water trucks and some agricultural implements that get pulled behind bulldozers trying to clear fields and that kind of stuff,” Holt said.

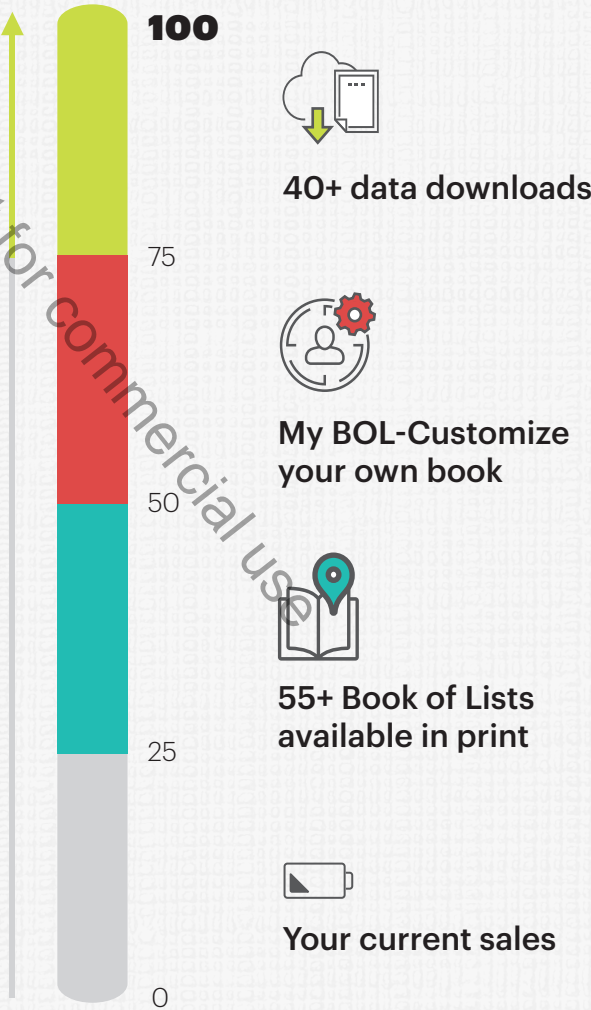
\$50,000

Awarded by HOLT Ventures LLC among three tech companies that competed in a startup competition in 2017

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## SPORTS VIEW

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### PRO FOOTBALL

# San Antonio not a player in possible NFL Panthers move

Now that the Carolina Panthers have been eliminated from the playoffs, the NFC franchise is officially up for sale. But while the rare NFL listing may represent one last shot for San Antonio to lure a major league football team to the Alamodome, the two Alamo City luminaries most likely to lead such a pursuit of the Panthers have no such plans.

Recent reports of allegations about Panthers owner Jerry Richardson's inappropriate behavior with former employees triggered NFL scrutiny. Last month, the franchise's founder issued a statement that he would sell the team after this season.

The Panthers were awarded to Charlotte, North Carolina, in 1993. Jacksonville, Florida, got a team in that same expansion round.

San Antonio was in the hunt for a team at the same time. Red McCombs was key to that effort, but the Alamo City came up short – just as it did more recently when

the former Spurs and Vikings owner, along with several other local leaders, sought to bring the Oakland Raiders here.

I reached out to McCombs to see whether he or anyone else in San Antonio planned to make a run at the Panthers. McCombs said he didn't know of anyone.

Ditto for former Mayor Henry Cisneros, who spearheaded the development of the Alamodome, which turns 25 years old this spring.

"I am not aware of anyone in San Antonio bidding for the Panthers," said Cisneros, who led a multiyear effort to convince Raiders owner Mark Davis to move his team here.

Cisneros doesn't believe there is much chance of the Panthers leaving Carolina – even with a new owner.

"It would have to be someone who wants to own and operate them in Charlotte because I don't believe they are movable," Cisneros said.

There is strong consensus that



MELISSA KEY

the Panthers are tightly tethered to Charlotte, but not everyone is dismissing the possibility of the team moving to another market.

Marc Ganis, who has been a consultant to several NFL teams over the years, suggests that Panthers fans are justified in their concern the team could leave after a sale.

"They should be nervous," he said,

according to the Charlotte Business Journal. "Charlotte's a lovely market, but it's not a top-five market."

The Panthers are worth \$2.3 billion, slightly below the league average franchise value of \$2.5 billion, according to Forbes.

The team is committed to Charlotte at least through 2019 as part of a deal with the city that included funding support for improvements to Bank of America Stadium. That deal was reportedly prompted, at least in part, by concerns that outside investors would look to buy and move the team.

What happens to the Panthers a year or two from now is anyone's guess. But Ganis reportedly believes the team's next owner could have fewer ties to Charlotte.

Yet, according to San Antonio's strongest advocates for an NFL team, who are perhaps fatigued from previous efforts to score a franchise, the Alamo City will apparently sit out that dance.

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## GOOD WORKS SA

## EMPOWERING YOUTH



GABE HERNANDEZ | SABJ

Carmen Lidia is the founder of Significant U and The Fairy Godmother Boutique.

# CHANGING GIRLS' LIVES ONE PROM DRESS AT A TIME

**Editor's Note:** The San Antonio Business Journal is launching "GOOD WORKS SA," a column by local writer Andi Rodriguez, who will strive to tell the story of Alamo City philanthropy in multiple ways. Andi is passionate about nonprofits and eager to apply her energy to this new endeavor.

Nearly everyone is aware of the tremendous expense teens incur when high school prom approaches: the limo, the tux, the accessories, and for girls – the dress. According to a recent "Prom Across America" study, the average family spends \$600 on their prom-going student. While that's fine for those who can afford the "dream prom experience," San Antonian Carmen Lidia knew many girls who couldn't. And what she decided to do about it goes well beyond that one night.

Citing the biggest expense as a prom dress, the petite, soft-spoken Lidia did a bit of research that resulted in a shocking estimate. She found that one in every five girls can't afford to buy a

dress for prom. She decided that every girl should have the opportunity to feel good about themselves and own a prom dress, no matter their budget. So in 2011, the then-21-year-old founded The Fairy Godmother Boutique, which is now part of her nonprofit called Significant U.

"I wanted to make sure every high school girl had a dress," Lidia said. "Many girls choose not to attend prom at all because they don't have the money, and I didn't think anyone should miss out just because of that."

She began collecting dresses from students, family members and friends who wanted to help, forming a closet full of beautiful, gently-worn prom dresses for any girl who dreamed of



Andi Rodriguez

being a princess on prom night. After a few years of collecting and sharing the dresses, Lidia sought to grow her effort but wasn't sure how.

Then she met Erika Prosper Nirenberg who became her own "fairy godmother."

In 2015, Prosper Nirenberg – who is director of customer insights for H-E-B and chairwoman of the San Antonio Hispanic Chamber of Commerce – was speaking about women and their responsibilities to foster and connect with other women. Her words inspired

Lidia to approach her after the session finished, although Prosper Nirenberg said she was the one inspired.

"As a professional, I felt confident and accomplished, but I was contemplating what more I could do to give back and help women," she said. "I had also just looked through my closet and was considering where I might donate a number of formal dresses, and then Carmen magically appeared and shared her prom dress mission."

Prosper Nirenberg found Lidia's "positive energy and enthusiasm" to be "contagious."

"She inspired me," Prosper Nirenberg said, "and I wanted to help and show her how connecting with other women can foster success."

Both were passionate about the need to connect high school girls, especially at-risk ones, with a wider array of opportunities. Lidia shared her dream with Prosper Nirenberg about expanding the dress project and her quest for discovering a vehicle that would focus on empowerment, confidence and leadership training.

In early 2016, Prosper Nirenberg, MM Creative Owner Martha Martinez-Flores and other friends launched a new event to support Lidia: The Fancy Frock Drive. Dressing in white to show their support, the collaborators' dress-collecting cocktail party-fundraiser drew more than 100 attendees and enabled Lidia to share her message and expand her inventory from 80 dresses to 200.

The money raised enabled Lidia to initiate an annual empowerment conference for hundreds of high school girls, ending with the Fairy Godmother Project Boutique, where they can shop for prom dresses at no cost.

"Many of the 350-plus girls are from urban and inner city communities that have been told by culture, statistics or their communities that their life stories are predetermined. When they attend the Significant U full-day experience, they receive not only a dress, but higher education training, leadership training and self-worth coaching."

The 2018 annual conference and dress selection day will take place at the end of March; details are being finalized. To stay current or donate, go to [www.significantu.org](http://www.significantu.org).

Andi Rodriguez is a freelance writer in San Antonio. Submit ideas and details to her at [dearandi@sbcglobal.net](mailto:dearandi@sbcglobal.net).

## ► NONPROFIT NOTES

### IMPACT SAN ANTONIO

Impact San Antonio, a female-centric giving circle, will host its 2018 membership kickoff from 6:30 to 8 p.m. Jan. 22 at the Whitley Theological Center at the Oblate School. The public is invited to attend, meet current members and learn about how a group-giving organization works. Each year the nonprofit distributes \$100,000 in grants to deserving philanthropic efforts across San Antonio.

For information, go to [www.impactsanantonio.org](http://www.impactsanantonio.org).

### SUSAN G. KOMEN

Elyse Bernal has been promoted to executive director at Susan G. Komen San Antonio, the breast cancer resource organization, effective Jan. 1. Bernal, who joined the organization in 2010, has led efforts in fundraising, communication and community grants. She established Komen's local advocacy and public policy program, and she has developed strong relationships with public and corporate partners, and created breast health campaigns highlighting the nonprofit's work.

### BRISCOE WESTERN ART MUSEUM

San Antonio Philanthropist Debbie Montford, well-known for her passionate fundraising skills across Texas, was recognized recently by The Briscoe Western Art Museum as the recipient of the inaugural Janey Briscoe Legacy Award. Montford was honored in December for her vision and efforts to make the Briscoe Museum a reality. "Her devotion to our museum embodies the core values of our museum," Briscoe Museum President and CEO Micheal Duchemin said.



# LEADS

Information to build your business

## ► Abstracts of Judgment

This listing includes abstracts of judgment of more than \$10,000 filed in the Bexar County Courthouse. This information is available on disk or via e-mail. Call 877-593-4157.

Bay City Independent School District vs. Gabriel S. Cortez dba Plumbing Pro (foreign-Matagorda County), 23115 Grand Spring, Elmendorf 78112, \$12,491, plaintiff, Book/Page 18913/1623, 12/26/17.

TBF Financial vs. Antonio Perez/Tony Perez Farms LLC, 7086 FM 1682, Leesville 78122, \$9,012, plaintiff, Book/Page 18913/1573, 12/26/17.

## ► Affidavits of Mechanics' Liens

These cases represent mechanics liens involving businesses in Bexar County; includes parties involved, amount, book and page number, and date filed. This information is available on disk or via e-mail. Call 877-593-4157.

Claimant: Maintenance Supply Headquarters LP, Contractor: 444 Utopia Lane LLC, \$7,175, Owner: 444 Utopia Lane, on property at 444 Utopia Ln., San Antonio 78223, Book/Page 18914/1968, 12/26/17.

Claimant: Sunstate Equipment Co. LLC, Contractor: S.L. Hayden Construction Inc., \$11,578, Owner: Vaquero Shoenfield Partners LP, on property at

8110 W. Loop 1604 N., San Antonio 78254, Book/Page 18915/1213, 12/27/17.

Claimant: Superior Roofing & Construction Co., Contractor: Red Hawk Contracting, \$8,730, Owner: Bluestreak Partners LLC, on property at Spirit Monkey 20702 Stone Oak Pkwy., San Antonio 78258, Book/Page 18918/1655, 12/28/17.

## ► Bankruptcies

The following bankruptcies were recently filed in the U.S. Bankruptcy Court Western District of Texas, San Antonio Division.

### WESTERN DISTRICT OF TEXAS

#### SAN ANTONIO DIVISION

##### Chapter 7

Nutrpharmacy Inc., 12510 Point Summit, San Antonio 78253; Assets, \$0 to \$50,000; Debts, \$100,001 to \$500,000; Attorney, Joris Robert Vanhemelrijck; case #17-52923, 12/28/17.

## ► Building Permits

These are newly issued building permits collected from the city of San Antonio Building Inspections Department. The following information is included: contractor/owner, job site address, description, estimated value. This information is available on disk or via e-mail. Call 877-593-4157.

### COMMERCIAL

Randy Hayden, commercial alteration at 11075 I-H 10 W.

## ► ABOUT THIS SECTION

### READER'S GUIDE

Leads is a collection of information gathered from San Antonio area courthouses, government offices and informational Web sites. We gather these public records so you can build your business. No matter what business you are in, you can gain a competitive edge by reading Leads. Find new and expanding businesses and new customers. Find out the area's commercial and residential hot spots. Find clues about the financial condition of your vendors, customers or competitors. Listings for each category may vary from week to week because of information availability and space constraints. (Note: \*Indicates listings are not available for this week.)

### EMAIL EDITION

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#200, (tenant improvement), \$1,279,916.

### RESIDENTIAL

Adolfo Canales, single-family residence at 8307 Prickly Oak, \$137,060.

Elizabeth Richter, single-family residence at 6031 Red Rose, \$215,460.

Elizabeth Richter, single-family residence at 7010 Quantum Loop, \$176,820.

Elizabeth Richter, single-family residence at 6918 Quantum Loop, \$198,940.

Elizabeth Richter, single-family residence at 7034 Quantum Loop, \$176,820.

## ► Federal Tax Liens

These are recently filed by The Internal Revenue Service against assets of a business for unpaid income or payroll taxes. They are recorded with the Bexar County Clerk. Published are liens against businesses for \$5,000 or more. The data appears in the following order: taxpayer's name, address, amount of lien, type of lien (if available), book, page number and recording date. The information below is available on disk or via

e-mail. Call 877-593-4157.

Jones 2 Jones Custom Services, 4422 Centergate St., San Antonio 78217, \$16,520, (941), Book/Page 18915/1322, 12/27/17.

B. Miers Enterprises Inc., P.O. Box 39087, San Antonio 78218, \$10,398, (940/941), Book/Page 18915/1323, 12/27/17.

Casa Linda Homecare Inc., 5555 Fredericksburg Rd. #200, San Antonio 78229, \$8,034, (941), Book/Page 18915/1324, 12/27/17.

Maurice Eugene Shaner II/Amb-Trans Ambulance, 538 W. Woodlawn Ave.,

San Antonio 78212, \$40,198, (941), Book/Page 18915/1325, 12/27/17.

Wilburn E. Thomas DPM, 4320 S. Gevers St. #300, San Antonio 78223, \$25,053, (941), Book/Page 18915/1328, 12/27/17.

Rebecca R. Cabrera/Safari Learning Center, 5430 Old Seguin Rd., San Antonio 78219, \$147,573, (940/941), Book/Page 18915/1329, 12/27/17.

Margaret V. Salas/J&M Tires, 1129 Quintana Rd., San Antonio 78211, \$5,376, (941), Book/Page 18915/1330, 12/27/17.

Manuel Manrique Construction Inc., 10414 Steuben Dr., San Antonio 78230, \$10,647, (1120/941), Book/Page 18915/1429, 12/27/17.

VYSK Communications Inc., 200 E. Basse Rd. #201, San Antonio 78209, \$30,231, (941), Book/Page 18915/1430, 12/27/17.

Allison M. Halfhill, 2711 Tuscan Canyon, San Antonio 78261, \$165,044, (CIVP), Book/Page 18915/1435, 12/27/17.

Perrin Beitel Dental PC, 3510 Marymont Dr., San Antonio 78217, \$24,149, (941), Book/Page 18915/1438, 12/27/17.

Louis R. Talamantez/LT Electric and Signs, 2548 MacArthur View, San Antonio 78217, \$16,998, (940/941), Book/Page 18915/1439, 12/27/17.

Jones 2 Jones Custom Services, 4422 Centergate St., San Antonio 78217, \$14,067, (941), Book/Page 18915/1440, 12/27/17.

## ► New Lawsuits

These cases represent new litigation filed against businesses in Bexar County District Court; includes plaintiff, defendants, nature of action (if available), case number and date filed. The information below is available on disk or via e-mail. Call 877-593-4157.

Christopher Lenahan vs. J. Wayne Ballew Jr./BallewLaw PLLC, debt/contract, case #2017 CI 23938, 12/22/17.

Roberto Cortez vs. Xavier Cruz Reyna/Core-Mark

Midcontinent Inc., motor vehicle accident, case #2017 CI 23942, 12/22/17.

Katherine Johann vs. Cintas Corp. No. 2/Cintas Corp. Services Inc./Cintas Wholesale First Aid LLC, motor vehicle accident, case #2017 CI 23950, 12/22/17.

Leroy Martinez vs. HMR Transport Inc./Peter Acosta, motor vehicle accident, case #2017 CI 23952, 12/22/17.

Joshua Emrie vs. The Game Box LLC, injury or damage, case #2017 CI 23953, 12/22/17.

Jon Tamu-Sa Doe vs. Texas A&M University-San Antonio, case #2017 CI 23954, 12/22/17.

AmeriFactors Financial Group LLC vs. Detmar Logistics LLC, debt/contract, case #2017 CI 24002, 12/26/17.

Central Texas Realty & Development LLC vs. MVSATX Holdings LLC, debt/contract, case #2017 CI 24024, 12/27/17.

George Herrera vs. Uber Technologies Inc./Raiser LLC/Uber USA LLC et al., motor vehicle accident, case #2017 CI 24025, 12/27/17.

Thelma De La Garza vs. The Salvation Army/Salvation Army Family Store/Richard Saenz, injury or damage, case #2017 CI 24040, 12/27/17.

Douglas Payne/Rhonda Payne/Tuff Toepperwein et al. vs. Bird Properties LLC/Ye Kendall Inn et al., motor vehicle accident, case #2017 CI 24042, 12/27/17.

Judy Sylvia Callaway vs. Angel Marquez/Dionico Trevino III/Basse Truck Line Inc., motor vehicle accident, case #2017 CI 24055, 12/27/17.

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LEADS

Zpiedras International LLC vs. LZ International SA de CV/Roberto Zamora, debt/contract, case #2017 CI 24056, 12/27/17.

Arthur Cruz vs. Rueben Sandoval Pardo/Turimex LLC, motor vehicle accident, case #2017 CI 24057, 12/27/17.

Gilbert Hernandez vs. Aerotek Inc., employment-retaliation, case #2017 CI 24093, 12/28/17.

Insko Distributing Inc. vs. 1604 Air Conditioning & Heating LLC/Craig Taylor, debt/contract, case #2017 CI 24103, 12/28/17.

Edmundo Ramos vs. 9650 Data Point Inc./8305 Broadway Inc./Karambis Properties Inc. et al., premises, case #2017 CI 24107, 12/28/17.

The Most Reverend Gustavo Garcia-Siller vs. Antonian College Preparatory High School/Treco Enterprises Inc./Oldham Fence Inc., consumer/dtpa, case #2017 CI 24119, 12/28/17.

Connie Cornish vs. Applied Diagnostics Inc./Applied Diagnostic Labs LLC/Munir Shahjahan et al., employment, case #2017 CI 24123, 12/28/17.

Westover Medical Park Association Inc. vs. The Lasalle Group Inc., case #2017 CI 24128, 12/28/17.

Salvador Dominguez/Blanca Dominguez vs. FCA US LLC, consumer/dtpa, case #2017 CI 24136, 12/28/17.

David Lucio vs. Methodist Healthcare System of San Antonio Ltd. LLP/Northeast Methodist Hospital, malpractice-medical, case #2017 CI 24143, 12/28/17.

William M. Riddick vs. Alamo City Harley-Davidson of Texas Ltd., injury or damage, case #2017 CI 24146, 12/28/17.

Charles Creed vs. Edward

Ampelas/Holt Texas Ltd./ARI Fleet LT, motor vehicle accident, case #2017 CI 24158, 12/29/17.

Durance Johnson vs. Rachel Hernandez/Brookston Body Shop, motor vehicle accident, case #2017 CI 24160, 12/29/17.

Liane N. Parks vs. Progressive County Mutual Insurance Co., motor vehicle accident, case #2017 CI 24164, 12/29/17.

Bobby Cordill vs. Farmers Texas County Mutual Insurance Co./Farmers Insurance, motor vehicle accident, case #2017 CI 24172, 12/29/17.

Mark Martinez/Gabriela Martinez vs. Odessa Regional Medical Center/Odessa Fertility, malpractice-medical, case #2017 CI 24181, 12/29/17.

Monica Smith vs. Allstate Fire and Casualty Insurance Co., injury or damage, case #2017 CI 24182, 12/29/17.

Gerald Valenzuela/Tomas Valenzuela vs. Methodist Healthcare System of San Antonio Ltd. LLP/Metropolitan Methodist Hospital, malpractice-medical, case #2017 CI 24185, 12/29/17.

Melissa Rodriguez vs. Camilo Garcia Construction Inc./Ruben Rodriguez, motor vehicle accident, case #2017 CI 24187, 12/29/17.

Victor Burgos vs. Wells Fargo Bank NA, debt/contract, case #2017 CI 24188, 12/29/17.

Amy Matull/Amy Matull-Salazar vs. Seterus Inc., foreclosure, case #2017 CI 24189, 12/29/17.

Michelle Tovar/Olivia Tovar vs. Methodist Healthcare System of San Antonio Ltd. LLP/Metropolitan Methodist Hospital, malpractice-medical, case #2017 CI 24190, 12/29/17.

Jeanette Cardona/Amparo

Espinoza vs. 9738 Westover Hills Boulevard Operations LLC/Las Colinas of Westover/Sara Lopez-Llado, malpractice-medical, case #2017 CI 24191, 12/29/17.

Yesenia D. Brothers/Kourtnee Evans vs. Anthony Daly/Wardlow Transportation LLC, motor vehicle accident, case #2017 CI 24192, 12/29/17.

New Life 2017 Property LLC vs. Chapters General Services USA Inc./Doyle Edeni, case #2017 CI 24198, 12/29/17.

Jesse Haro/Priscilla Haro vs. Pantusa Towing & Recovery LLC/Jack McNeal, motor vehicle accident, case #2017 CI 24204, 12/29/17.

Ralph G. Perez vs. Casey Lynn Ross/Texcon Multi-Family, motor vehicle accident, case #2017 CI 24211, 12/29/17.

► Real Estate Deeds of Trust

These are deeds of trust recorded with the Bexar County Clerk. They include commercial transfers and residential transfers over \$200,000. The following information is included: lender; borrower; legal description, property address, ZIP code, subdivision (if available); amount (if available); book/page number; and date recorded. This information is available on disk or via e-mail. Call 877-593-4157.

COMMERCIAL

Jefferson Bank to Gerald M. Merck II/Legacy Sitework LLC/San Antonio Road Boring Co. et al., \$416,000, Book/Page 18895/1123, 12/14/17.

Jefferson Bank to SACC Inc./Gerald M. Merck II/Legacy Sitework LLC et al., \$2,000,000, Book/Page

18895/1161, 12/14/17.

Security Service Federal Credit Union to RCLB Enterprises LLC, 14603 Huebner Rd. Bldg. 40, San Antonio 78230, \$1,184,000, Book/Page 18895/1436, 12/14/17.

Barings Multifamily Capital LLC to Rose-Thorn Manor Apartments LP, 8801 River Crossing Blvd. #340, Indianapolis, Ind. 46240, \$17,000,000, Book/Page 18897/1855, 12/15/17.

Frost Bank to AG-Pro Real Estate Investments LLC, P.O. Box 95, Boston, Ga. 31626, \$2,560,000, Book/Page 18897/2199, 12/15/17.

PlainsCapital Bank to BW Rittiman Road LLC, 361 3rd St. #A, San Rafael, Calif. 94901, \$412,500, Book/Page 18897/2362, 12/15/17.

Prosperity Bank to Highway 410 Shell LLC, 12904 Feathercrest Dr., Austin 78728, \$525,000, Book/Page 18898/519, 12/15/17.

Barings Multifamily Capital LLC to Round Hill LP, 8801 River Crossing Blvd. #340, Indianapolis, Ind. 46240, \$27,959,750, Book/Page 18900/1597, 12/18/17.

Security State Bank to Kenneth M. Smith, 811 Lower LaCoste Rd., Castroville 78009, \$724,000, Book/Page 18901/1291, 12/18/17.

PlainsCapital Bank to 281 Oak Creek LLC, 18746 Calle Sierra, San Antonio 78258, \$3,238,500, Book/Page 18901/1610, 12/18/17.

Security Bank to Cruising Kitchens LLC, 14732 Bulverde Rd., San Antonio 78247, \$432,464, Book/Page 18901/409, 12/18/17.

Frost Bank to Windcrest Roughrider Building LLP, property at 8211 Roughrider Dr., San Antonio 78239,

\$817,000, Book/Page 18901/52, 12/18/17.

RESIDENTIAL

DHI Mortgage Co. Ltd. to Randolph Brooks Federal Credit Union to Victor Cantu/Herlinda Cantu/Teresita Cantu, property at 6674 Kings Crown W., San Antonio 78233, \$275,000, Book/Page 18895/2150, 12/14/17.

Network Funding LP to Anthony J. Cisneros Jr. and Jade J. Payne, property at 26942 Oleander Chase, Boerne 78015, \$308,905, Book/Page 18895/2196, 12/14/17.

Jefferson Bank to Douglas B. and Dorothy H. Cooper, property at 112 Gateway Ct., San Antonio 78209, \$900,000, Book/Page 18895/2441, 12/14/17.

Crestmark Mortgage Co. Ltd. to Jason R. and Patti M. Hernandez, property at 2014 Tillman Park, San Antonio 78253, \$379,385, Book/Page 18895/771, 12/14/17.

Veterans United Home Loans to Robert Gerald Smith and Mercedes Anne Smith, property at 114 Oakleaf Dr., San Antonio 78209, \$379,000, Book/Page 18896/1621, 12/14/17.

NBKC Bank to Roger N. Haydon, property at Seven Edgewater, San Antonio 78260, \$305,000, Book/Page 18896/1693, 12/14/17.

Jefferson Bank to Paul E. and Anne P. Krause, property at 524 Morningside Dr., San Antonio 78209, \$631,920, Book/Page 18896/1922, 12/14/17.

SWBC Mortgage Corp. to Antonio and Adriana Mendoza, property at 13 Champion Trl., San Antonio 78258, \$424,100, Book/Page 18896/2126, 12/14/17.

Low VA Rates LLC to Donald R. and Anja Hudson, property at 12651 Shoreline Dr., San Antonio 78254, \$319,105, Book/Page 18896/2300, 12/14/17.

Network Funding LP to Daria and Rosabel Defendorf, property at 29547 Red Bud Hill, Boerne 78015, \$400,000, Book/Page 18896/2377, 12/14/17.

Prosperity Bank to Yasser M. Farra, property at 1910 Spanish Bay, San Antonio 78260, \$350,000, Book/Page 18896/51, 12/14/17.

American Bank NA to Vick Arthur Nickelson aka Vic A. Nickelson, 602 Everest, San Antonio 78209, \$476,500, Book/Page 18896/840, 12/14/17.

Veterans United Home Loans to Juan and Candelaria Romo, property at 5836 Couble Falls, San Antonio 78253, \$279,900, Book/Page 18897/1113, 12/15/17.

Security Service Federal Credit Union to Otha and Paula Green, property at 23029 Central Prairie, San Antonio 78255, \$345,000, Book/Page 18897/1407, 12/15/17.

Kevin Andrew Deibler to Kathleen Ann Perez, property at 1614 Rain Son, San Antonio 78260, \$340,000, Book/Page 18897/1456, 12/15/17.

First Federal Bank of Kansas City to Edward M. Jr. and Norma L. Lopez, property at 3002 Spider Lily, San Antonio 78258, \$479,823, Book/Page 18897/1951, 12/15/17.

Navy Federal Credit Union to David A. Yergin and Marina Alayna Yergin, property at 6158 Akin Elm, San Antonio 78261, \$317,197, Book/Page 18897/2458, 12/15/17.

SWBC Mortgage Corp. to Walter and Elizabeth Wilson,

property at 523 Leigh St., San Antonio 78210, \$411,250, Book/Page 18897/618, 12/14/17.

DHI Mortgage Co. Ltd. to Debbie K. Smith, property at 26944 Lavender Arbor, Boerne 78015, \$398,050, Book/Page 18897/975, 12/15/17.

M/I Financial LLC to Nathan Daniel Voge and Julie M. Voge, property at 9739 Monken, Boerne 78006, \$305,250, Book/Page 18898/1087, 12/15/17.

M/I Financial LLC to Apolo Mendez and Kathren Mishel Mendez, property at 7303 Independence Way, San Antonio 78223, \$265,000, Book/Page 18898/1115, 12/15/17.

Jefferson Bank to Jason and Tara Moshier, property at 28502 Tristant Ridge, San Antonio 78260, \$344,000, Book/Page 18898/1577, 12/15/17.

SMI Lending Inc. to Charles J. Windham, property at 3511 Hunters Circle St., San Antonio 78230, \$276,998, Book/Page 18898/1891, 12/15/17.

SWBC Mortgage Corp. to Aaron C. Lopez, property at 202 S. Rolling View, San Antonio 78253, \$267,500, Book/Page 18898/2026, 12/15/17.

First Choice Loan Services Inc. to Leta A. Gattton, property at 1115 S. Alamo St. #2308, San Antonio 78210, \$257,925, Book/Page 18898/2119, 12/15/17.

USAA Federal Savings Bank to Kevin M. and Neshaundra Providence, property at 7567 Copper Kettle, Converse 78109, \$267,777, Book/Page 18898/2285, 12/15/17.

InterLinc Mortgage Services LLC to Jeremy W. and Sylvia D. Farber, property at 22239

Midbury, San Antonio 78259, \$412,265, Book/Page 18898/277, 12/15/17.

Michigan Mutual Inc. dba MIMutual Mortgage to Mark A. Cravens, property at 28027 George O'Brien, San Antonio 78260, \$317,000, Book/Page 18898/953, 12/15/17.

Smart Choice Mortgage LLC to Luke J. and Brittany C. Harris, property at 28827 Balcones Creek, Boerne 78006, \$424,100, Book/Page 18899/1762, 12/15/17.

Mortgage Electronic Registration Systems Inc. to Marsha Abramson-Surad, property at 3206 Quakertown Dr., San Antonio 78258, \$364,800, Book/Page 18900/1338, 12/18/17.

Texas State Home Loans Inc. to Graig P. and Shannon Ponthier, property at 2942 Stokely Hill, San Antonio 78258, \$364,800, Book/Page 18900/1458, 12/18/17.

Mortgage Electronic Registration Systems Inc. to David and Cynthia Young, property at 11211 Whisper Sound St., San Antonio 78230, \$442,500, Book/Page 18900/1665, 12/18/17.

RBC Bank (Georgia) NA to Zhenhai Li and Huiqing Guo, property at 23712 Alpine Ridge, San Antonio 78258, \$272,000, Book/Page 18900/895, 12/18/17.

BBMC Mortgage to Anthony W. Eugenio and Jane H. Schaefer, property at 505 Castano Ave., San Antonio 78209, \$900,000, Book/Page 18900/920, 12/18/17.

Branch Banking and Trust Co. to Mark Stephen Cichowski and Catherine Vera Cichowski, property at 24914 Miranda Ridge, Boerne 78006, \$861,600,

Upcoming Lists, Special Reports, Special Publications and Events on the San Antonio Business Journal Calendar.

SA BJ BIZLINE

JANUARY 19 | WEEKLY EDITION

THE LIST: Banks Based in San Antonio MSA (Ad Space Deadline: January 12)  
BANKING SPECIAL REPORT

JANUARY 23 | SABJ EVENT

Book of Lists 101: Join us for a power seminar and breakfast to learn how to find more leads and minimize cold calling.  
8:00am – 9:30am, Pearl Studio, 200 E. Grayson St. #115  
Register at: [bizj.us/1pg6ko](http://bizj.us/1pg6ko)

JANUARY 26 | WEEKLY EDITION

LUX: Gallery of Luxury Homes (Ad Space Deadline: January 19)

JANUARY 30 | SABJ EVENT

SMART SERIES: From Here to There, Tools to Lead People to their Potential  
SPEAKER: Tom Cuthbert  
11:00am – 1:00pm, Pearl Studio, 200 E. Grayson St. #115  
Register at: [bizj.us/1pg0a4](http://bizj.us/1pg0a4)

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FEBRUARY 1 | SABJ EVENT

BOOK OF LISTS GALA  
7:00pm – 10:30pm, Lambermont, 950 E. Grayson St.  
Register at: [bit.ly/2imNxtn](http://bit.ly/2imNxtn)

FEBRUARY 2 | WEEKLY EDITION

SPECIAL REPORT: 2017 Business of the Year and 2017 Business Person of the Year (Ad Space Deadline: January 26)

FEBRUARY 12 | SABJ EVENT

BIZWOMEN MENTORING MONDAY: Attendees will be offered the opportunity to choose from 40 mentors who are the most influential women in the community for one-on-one coaching sessions for seven minute conversations.  
8:00am – 10:00am, The DoSeum, 2800 Broadway  
Register at: [bizj.us/1pg6lw](http://bizj.us/1pg6lw)

FEBRUARY 16 | WEEKLY EDITION

THE LIST: Accounting Firms by Number of Professionals and Accounting Firms by Number of CPAs (Ad Space Deadline: February 9)  
ACCOUNTING INDUSTRY SPECIAL REPORT

The San Antonio Business Journal's mission is to help customers grow their business, advance their career, and simplify their professional life.



LEADS

Book/Page 18901/112, 12/18/17.  
J.G. Wentworth Home Lending LLC to Napoleon Solis, property at 129 Sequoia Dr., San Antonio 78232, \$311,966, Book/Page 18901/1185, 12/18/17.

1st Choice Mortgage Services to Dennis M. Behrend and Edlyn DeOliviera, property at 3615 Hunters Cliff, San Antonio 78230, \$339,000, Book/Page 18901/1520, 12/18/17.

Southlake Mortgage to Tobyn A. and Taylor A. Dyer, property at 12508 Neville Ranch, San Antonio 78245, \$250,871, Book/Page 18901/1649, 12/18/17.

Quicken Loans Inc. to Norman I. and Mary S. Solano, property at 22319 Covella Ct., San Antonio 78259, \$277,496, Book/Page 18901/1991, 12/18/17.

LoanDepot.com LLC to Mark Jr. and Kathleen Hebert, property at 315 Argo Ave., San Antonio 78209, \$360,000, Book/Page 18901/643, 12/18/17.

Georgetown Mortgage LLC to Adrien D. Gallo, property at 13914 Thera Isle, San Antonio 78245, \$293,488, Book/Page 18902/1118, 12/18/17.

Georgetown Mortgage LLC to Anthony and Juanita M. Gamez, property at 15314 Tamaran Valley, San Antonio 78253, \$500,927, Book/Page 18902/1951, 12/18/17.

► Real Estate Transactions

*These are warranty deeds recorded with the Bexar County Clerk. They include commercial transfers and residential transfers over*

*\$150,000. The following information is included: seller; buyer; legal description, buyer's address, zip code, subdivision (if available); amount (if available) book/page number and date recorded. This information is available on disk or via e-mail. Call 877-593-4157.*

COMMERCIAL

2100 Mannix Inc. to Davies Enterprises LLC, 14732 Bulverde Rd., San Antonio 78247, Lots 10/11 Block 1 Pape Industrial Park, \$3,867,500, Book/Page 18901/378, Lender: Security Bank: \$3,867,500 Book/Page 18901/384, 12/18/17.

American Cancer Society Inc. to HAP 10 LP, 4703 Timberline Dr., Austin 78746, Lot 27 University Estates, \$2,175,000, Book/Page 18896/1268, Lender: PlainsCapital Bank: \$2,175,000 Book/Page 18896/1273, 12/14/17.

Lee-1604 No. One Ltd. to GT&D Ltd., 4129 Telephone Rd., Houston 77087, Lot 6 Block 3 Inwood, \$1,380,000, Book/Page 18898/1958, 12/15/17.

Nam Van Lai and Linh Thi Lai to Toepperwein City View LLC, 7811 Redbird Valley, San Antonio 78229, Lots 31-33/35 Block 1 Toepperwein Industrial Park, \$815,750, Book/Page 18902/12, Lender: Textstar National Bank: \$815,750 Book/Page 18902/17, 12/18/17.

Donald C. and Brenda L. Hild to Peers Holdings Ltd., P.O. Box 17068, Austin 78760, Lots 16/17 Block 1 Somerset Place, \$575,000, Book/Page 18899/573, Lender: Donald C. and Brenda L. Hild: \$575,000 Book/Page 18899/578, 12/15/17.

Three Forks Ranch LLC to RameyTX1031 LLC, 114

River Bluff, Boerne 78006, Lot 46 Block 75 Alamo Heights, \$540,000, Book/Page 18899/108, Lender: Jefferson Bank: \$540,000 Book/Page 18899/111, 12/15/17.

Bexar Funding Ltd. to Pennystone Investments LLC, 11929 Starcrest Dr., San Antonio 78247, Lot 1439 Shavano Park, \$401,250, Book/Page 18897/506, Lender: Jefferson Bank: \$401,250 Book/Page 18897/509, 12/14/17.

Stela Enterprises LLC to Highgate Real Estate Investments LLC, 2922 NW Loop 410 #2, San Antonio 78230, Lot 10 Block 1 Parliament Square, \$330,000, Book/Page 18899/1097, Lender: Stela Enterprises LLC: \$330,000 Book/Page 18899/1101, 12/15/17.

Starpoint LP aka Starpoint Capital LP to Ownership Management Business LLC, 21222 Villa Valencia, San Antonio 78258, Lots 24/25 Block 4 North Woodlawn Terrace, \$300,000, Book/Page 18899/1692, Lender: Car-Joy LLC: \$300,000 Book/Page 18899/1696, 12/15/17.

Michael W. and Theresa M. Elley to Sotex Ventures LLC, 4127 Fossil Park, San Antonio 78261, 200 Carolwood Dr., San Antonio 78213, Lot 1 Block 5 Castle Hills, \$283,000, Book/Page 18900/1153, Lender: DK Property Management & Associates LLC: \$283,000 Book/Page 18900/1157, 12/18/17.

Pyal LLC to Pejoma LLC, 19354 US Hwy. 281 S., San Antonio 78221, Lots 1/11 Block 11 J.L. Matthey Estates, \$225,000, Book/Page 18897/309, Lender: Falcon International Bank: \$225,000 Book/Page

18897/312, 12/14/17.  
Richard E. Emick to DBO Investments LLC, 1842 Oakwood Ave., Arcadia, Calif. 91006, Lots 1/2 Block 83 Lake View Addition, Book/Page 18896/2295, 12/14/17.

Don Cornelius White to KMK Investments LLC, 614 E. Langley, Universal City 78148, Lot 13 Block 12 Miramar, Book/Page 18897/2261, 12/15/17.

Tommy and Marisa Flores to Ayala Investment Co., 22830 Wichita Pass, San Antonio 78258, Lots 8-10 Block 26 Grandview, Book/Page 18898/2466, 12/15/17.

Michael Girolami to Mag Future LLC, 3206 Capsicum Cv., Austin 78748, Lot 4 Block 4 Wonder Homes, Book/Page 18899/898, 12/15/17.

Robert Ingram to 204 Voigt LLC, P.O. Box 957, Spring Branch 78070; 204 Voigt Dr., San Antonio 78232, Lot 2 Block 7 Hollywood Park, Book/Page 18901/1443, 12/18/17.

Belinda Belcher aka Belinda Williams to Cerberus SFR Holdings LP, 4515 Misty Springs Dr., San Antonio 78244, Lot 10 Block 1 Sunrise, Book/Page 18902/1347, 12/18/17.

Mario Ibarra/Melissa Ibarra/Rosita A. Ibarra et al. to Teres Investments LLC, P.O. Box 591064, San Antonio 78259, Lot 1 Block 5 Ravenhill, Book/Page 18902/1490, 12/18/17.

RESIDENTIAL

Weekley Homes LLC to Christopher J. and Kristy M. Coviello, 327 Arcadia Place, Alamo Heights 78209, Lot 25 Block 2 Terrell Hills, \$880,000, Book/Page 18897/2111, Lender: Bank of America NA: \$880,000 Book/Page 18897/2114,

12/15/17.  
Phillip Warren Kelly/Suzan Kelly Dayton/PHK Family Partners Ltd. to Michael James McGinity and Ashley Corley-McGinity, 6914 Dorothy Louise, San Antonio 78229; 18811 Scenic Loop, Helotes 78023, 14.775 acres Albert Schmidt Survey #3 Abstract #1164, \$712,000, Book/Page 18899/2228, Lender: Centennial Bank: \$712,000 Book/Page 18899/2242, 12/15/17.

Paul James Condit and John T. Condit to Burney Elizabeth Martin, 29603 Fairway Bluff Dr., Boerne 78015, Lot 43 Blackjack Oaks, \$629,250, Book/Page 18901/1028, Lender: Mortgage Electronic Registration Systems Inc.: \$629,250 Book/Page 18901/1031, 12/18/17.

Digna Santos Canales to Vincent A. and Erin B. Mankus, 9044 Cross Mountain Trl., San Antonio 78255, Lot 6 Block 5 Cross Mountain Ranch, \$575,000, Book/Page 18900/379, Lender: Cadence Bank NA: \$575,000 Book/Page 18900/384, 12/18/17.

James Milverton Moore and Katherine A. Moore to Sean A. and Caryn E. Maika, 23215 Winter Oaks, San Antonio 78260, Lot 2 Block 2 Oak Moss North, \$550,000, Book/Page 18902/1037, Lender: Jimmy R. Cox: \$550,000 Book/Page 18902/1044, 12/18/17.

Randon and Celeste Hayes to Robert Charles Bledsoe and Heather Kay Bledsoe, Four Tudor Glen, San Antonio 78257, Lot 17 Block 16 Dominion Cottage Estates, \$531,000, Book/Page 18899/520, Lender: Randon and Celeste Hayes: \$531,000 Book/Page 18899/524, 12/15/17.

PSW Urban Homes LP to Richard Kruegler and Lucie

Frost, 354 E. Olmos Dr., San Antonio 78212, Lot 27 Block 2 Park Place II, \$527,643, Book/Page 18900/2009, Lender: Toomey Road Partners Ltd.: \$527,643 Book/Page 18900/2013, 12/18/17.

Chesmar Homes CT Ltd. to Gerund Carter-Johnson, 24219 Azul Dawn, San Antonio 78261, Lot 7 Block 12 Monteverde, \$511,850, Book/Page 18901/2304, Lender: CLM Mortgage LLC: \$511,850 Book/Page 18901/2307, 12/18/17.

Weekley Homes LLC to Maurice M. Matthews and Christine Louise Matthews, 2012 Hardee Pass, San Antonio 78253, Lot 27 Block 36 Westpointe East, \$444,008, Book/Page 18899/255, Lender: Gold Financial Services: \$444,008 Book/Page 18899/258, 12/15/17.

Monticello Custom Homes LP to Brandon Rhodes and Rachel Marie Rhodes, 534 Talmadge, San Antonio 78249, Lot 2295 Block 43 Shavano Park, \$435,000, Book/Page 18899/432, Lender: Wells Fargo Bank NA: \$435,000 Book/Page 18899/436, 12/15/17.

Continental Homes of Texas LP to Martyn Pauwels and Holly Lynn Pauwels, 26915 Sage Creek, Boerne 78006, Lot 4 Block 1 Leon Creek Estates, \$424,563, Book/Page 18901/1402, Lender: On Q Financial Inc.: \$424,563 Book/Page 18901/1406, 12/18/17.

RG Option LLC to Christopher Todd Garrett and Shannon Falls, Eight Legends Ct., San Antonio 78257, Lot 45 Legends at The Dominion, \$424,100, Book/Page 18895/1275, Lender: Victorian Finance LLC: \$424,100 Book/Page 18895/1279, 12/14/17.

Continental Homes of Texas LP to Luke William Rood and Angela Grandinetti-Rood, 10003 Cobble Creek, Boerne 78006, Lot 11 Block 2 Leon Creek Estates, \$418,000, Book/Page 18901/1681, Lender: Legacy Mutual Mortgage: \$418,000 Book/Page 18901/1684, 12/18/17.

Jones D. and Debbra J. Holcomb to David J. Jr. and Dannielle Meschi, 8807 Alatera Grove, Boerne 78015, Lot 2 Block 76 Napa Oaks, \$409,806, Book/Page 18897/372, Lender: Fairway Independent Mortgage Corp.: \$409,806 Book/Page 18897/377, 12/14/17.

Patricia A. Smith to Jeremy M. Adrian, 609 Paseo Canada St., San Antonio 78232; 512 Sagecrest Dr., San Antonio 78232, Lot 4 Block 6 Hollywood Park, \$397,100, Book/Page 18902/775, Lender: Benchmark Mortgage: \$397,100 Book/Page 18902/779, 12/18/17.

Scott C. and Toge A. Hensley to Heith Root and Ronda Runnels, 1603 Wood Quail, San Antonio 78248, Lot 7 Block 18 Deerfield, \$396,000, Book/Page 18902/44, Lender: On Q Financial Inc.: \$396,000 Book/Page 18902/47, Lender: International Bank of Commerce: \$74,250 Book/Page 18902/60, 12/18/17.

Highland Homes San Antonio LLC to Brianna Landry, 24815 Marcia View, San Antonio 78261, Lot 47 Block 13 Monteverde, \$389,500, Book/Page 18901/2067, Lender: Highland Loansource: \$389,500 Book/Page 18901/2071, 12/18/17.

Rogelio Jr. and Victoria Sendejo to Richard M. and Patreece M. Torres, 13938 Annuziata, San Antonio 78253, Lot 59 Block 34

Bella Vista, \$381,900, Book/Page 18901/1231, Lender: Franklin American Mortgage Co.: \$381,900 Book/Page 18901/1236, 12/18/17.

Weekley Homes LLC to Regina A. Taylor, 1803 Cottonwood Way, San Antonio 78253, Lot 39 Block 34 Westpointe East, \$379,000, Book/Page 18900/832, Lender: Priority Home Mortgage LP: \$379,000 Book/Page 18900/835, 12/18/17.

Michael L. and Shelly S. Cook to Brian David Tapp and Denise Danielle Tapp, 25606 Poerner Trl., San Antonio 78261, Lot 42 Block 153 Indian Springs Estates South, \$374,979, Book/Page 18900/971, Lender: Nations Reliable Lending LLC: \$374,979 Book/Page 18900/974, 12/18/17.

White Stone Custom Homes Ltd. to Balwant S. and Kiranjot K. Sanghera, 8406 Pico De Aguila, San Antonio 78255, Lot 55 Block 17 Vistas at Sonoma, \$370,000, Book/Page 18899/981, Lender: Texas Associations of Professionals FCU: \$370,000 Book/Page 18899/984, 12/15/17.

Pulte Homes of Texas LP to Michael Godfrey Watson and Frances Watson, 25638 Vista Bella, San Antonio 78260, Lot 24 Block 26 Vista Bella, \$365,801, Book/Page 18900/247, Lender: Pulte Mortgage LLC: \$365,801 Book/Page 18900/250, 12/18/17.

Thomas A. and Yolanda Bernardon to James A. Freeman, 19110 Nature Oaks, San Antonio 78258, Lot 58 Block 1 Greystone Country Estates, \$360,000, Book/Page 18897/2002, Lender: Cardinal Financial Co. LP: \$360,000 Book/Page 18897/2006, 12/15/17.

Charles R. Revell and Dora Ann Revell to Jonas Sr. and

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LEADS

Abigail Garcia, 9202 Gaytan Dr., San Antonio 78254, Lot 13 Block 10 Wind Gate Ranch, \$356,500, Book/Page 18899/1656, Lender: Veterans United Home Loans: \$356,500 Book/Page 18899/1660, 12/15/17.

Weekley Homes LLC to Vernon Eugene Galloway and Barbara D. Galloway, 1810 Cottonwood Way, San Antonio 78253, Lot 8 Block 37 Westpointe East, \$355,000, Book/Page 18897/2031, Lender: Priority Home Mortgage LP: \$355,000 Book/Page 18897/2034, 12/15/17.

Highland Homes San Antonio LLC to Gene and Arlene Carrasca, 12206 Lost Ranch, San Antonio 78254, Lot 81 Block 115 Stillwater Ranch, \$351,450, Book/Page 18899/2477, Lender: Highland Loansource: \$351,450 Book/Page 18899/2484, 12/18/17.

David and Hila Brog to Mary Kathryn Lawler, 9050 Woodland Trace, Boerne 78006, Lot 31 Block 21 Limestone Ranch, \$346,500, Book/Page 18896/2279, Lender: SWBC Mortgage Corp.: \$346,500 Book/Page 18896/2282, 12/14/17.

Bryant Eugene Early and Ashia Yvonne Early to Patrick J. and Lori F. Kirk, 25907 Big Cypress, San Antonio 78261, Lot 28 Block 146 Indian Springs Estates North, \$343,000, Book/Page 18899/28, Lender: USAA Federal Savings Bank: \$343,000 Book/Page 18899/31, 12/15/17.

Brandon W. and Erica L. Cruithirds to Iyunoluwa Agboola, 23503 Enchanted Path, San Antonio 78260, Lot 163 Block 30 Heights at Stone Oak, \$342,000, Book/Page 18902/635, Lender: Supreme Lending: \$342,000

Book/Page 18902/650, 12/18/17.

Clinton K. and Leeann Murray to Dustin and Kathryn M. Snook, 227 Calumet Place, San Antonio 78209; 419 Country Wood, San Antonio 78216, Lot 16 Block 4 Woodlands of Camino Real, \$341,910, Book/Page 18902/138, Lender: Barton Creek Lending Group LLC: \$341,910 Book/Page 18902/141, 12/18/17.

DJE Texas Management Group LLC to Anthony Talamantez, 114 Kearney St., San Antonio 78210, Lot 3 Block 2 City of San Antonio, \$340,158, Book/Page 18895/1002, Lender: USAA Federal Savings Bank: \$340,158 Book/Page 18895/1005, 12/14/17.

Highland Homes San Antonio LLC to Francisco Domingo Navarette Rivera and Maria Teresa De Guadalupe Bojalil Arroyo, 25510 River Ledge, San Antonio 78255, Lot 66 Block 65 River Rock Ranch, \$331,500, Book/Page 18901/1945, Lender: Compass Bank: \$331,500 Book/Page 18901/1949, 12/18/17.

Howard G. Gayre Jr. to Brandon and Samantha Purdy, 26207 Timberline Dr., San Antonio 78260, Lot 17 Block 11 Timberwood Park, \$330,125, Book/Page 18896/1970, Lender: Compass Bank: \$330,125 Book/Page 18896/1973, 12/14/17.

Carlos I. and Haimee C. Barrera to Jeremy Orion Hunt and Hulya Baker-Hunt, 1123 Branch Spring, San Antonio 78258, Lot 29 Block 1 Springs at Stone Oak, \$329,000, Book/Page 18901/176, Lender: Legacy Mutual Mortgage: \$329,000 Book/Page 18901/179, 12/18/17.

Continental Homes of Texas LP to Raul Garcia III and Vi Tuong Garcia, 113 Rose Spoonbill, San Antonio 78253, Lot 15 Block 61 Redbird Ranch, \$325,900, Book/Page 18899/1725, Lender: DHI Mortgage Co. Ltd.: \$325,900 Book/Page 18899/1728, 12/15/17.

Yan Du/Tong Liu/Luling Wang to Ricardo Huereca, 23906 Viento Oaks, San Antonio 78260, Lot 21 Block 4 Terra Bella, \$322,000, Book/Page 18896/1494, Lender: Wells Fargo Bank NA: \$322,000 Book/Page 18896/1497, 12/14/17.

Weekley Homes LLC to Duane A. Drouillard and Catherine W. Shutt, 11919 Hollering Pass, Schertz 78154, Lot 41 Block 3 Crossvine, \$319,999, Book/Page 18895/1991, 12/14/17.

Perry Homes LLC to Brian J. and Marsha D. Davis, 14411 Bald Eagle Ln., San Antonio 78254, Lot 12 Block 49 Kallison Ranch, \$318,112, Book/Page 18901/890, Lender: Crestmark Mortgage Co. Ltd.: \$318,112 Book/Page 18901/895, 12/18/17.

Lennar Homes of Texas Sales and Marketing Ltd. to Darren A. and Theresa N. Pierce, 731 Decathlon St., San Antonio 78245, Lot 8 Block 8 Ashton Park, \$315,065, Book/Page 18902/2006, Lender: Eagle Home Mortgage LLC: \$315,065 Book/Page 18902/2013, 12/18/17.

Gehan Homes Ltd. to Sean P. and Veronica D. Gilles, 27810 Lokaya Falls, Boerne 78015, Lot 24 Block 84 Napa Oaks, \$312,230, Book/Page 18901/1497, Lender: Brookhollow Mortgage Services Ltd.: \$312,230 Book/Page 18901/1501,

12/18/17.

Gehan Homes Ltd. to Stanley Anvalee Lovett Jr. and Lizzie Hope Lovett, 5302 French Willow, San Antonio 78253, Lot 53 Block 51 Westwinds West, \$309,990, Book/Page 18895/2458, Lender: Brookhollow Mortgage Services Ltd.: \$309,990 Book/Page 18895/2462, 12/14/17.

Pulte Homes of Texas LP to Mukund Hanasoge Srivathsa and Pavithra Ramachandra, 2942 Bright Skies, San Antonio 78261, Lot 23 Block 173 Indian Springs Estates N.W., \$308,580, Book/Page 18900/328, Lender: Pulte Mortgage LLC: \$308,580 Book/Page 18900/331, 12/18/17.

Continental Homes of Texas LP to William N. Jr. and Kara Anderson, 15251 McKays Lark, San Antonio 78253, Lot 34 Block 38 Redbird Ranch, \$301,342, Book/Page 18898/802, Lender: Pulte of England: \$301,342 Book/Page 18898/806, 12/15/17.

Century Land Holdings II LLC/Century LH II LLC to Coy Dean Harbin and Shelley Denise Harbin, 11131 Pomona Park Dr., San Antonio 78249, Lot 11 Block 13 Pomona Park, \$300,211, Book/Page 18899/706, Lender: Inspire Home Loans Inc.: \$300,211 Book/Page 18899/710, 12/15/17.

Weekley Homes LLC to Tysawn A. Warren and Beatrix Vendrell-Velez, 2031 Hardee Pass, San Antonio 78253, Lot 32 Block 35 Westpointe East, \$298,712, Book/Page 18901/949, Lender: Priority Home Mortgage LP: \$298,712 Book/Page 18901/952, 12/18/17.

Pulte Homes of Texas LP to Wesley D. and Lusinita A. Friberg, 1940 Argos Star, San

Antonio 78245, Lot 20 Block 51 Arcadia Ridge, \$295,999, Book/Page 18900/303, Lender: Pulte Mortgage LLC: \$295,999 Book/Page 18900/306, 12/18/17.

Spencer and Ashley Hall to Erik C. Austin and Victoria Marie Conlu, 3647 Valencia Peak, San Antonio 78261, Lot 93 Block 86 Villages at Bulverde, \$294,900, Book/Page 18895/1307, Lender: Veterans United Home Loans: \$294,900 Book/Page 18895/1311, 12/14/17.

Tara Yvonne Johnson to Megan N. Richter, 11818 Whisper Sloe St., San Antonio 78230, Lot 28 Block 10 Whispering Oak, \$294,320, Book/Page 18899/2209, Lender: Pacific Union Financial LLC: \$294,320 Book/Page 18899/2212, 12/15/17.

Meritage Homes of Texas LLC to Eli and Damaras J. Sanciu, 12315 Serenity Farm, San Antonio 78249, Lot 58 Block 38 Steubing Farm, \$289,250, Book/Page 18897/345, Lender: Jefferson Bank: \$289,250 Book/Page 18897/349, 12/14/17.

David R. Alfaro and Hilda Pena-Alfaro to Matthew Roy Stuckey and Erin Marcella Stuckey, 20533 Wind Springs, San Antonio 78258, Lot 66 Block 1 Big Springs, \$288,461, Book/Page 18896/2093, Lender: Hurst Real Estate Inc.: \$288,461 Book/Page 18896/2096, 12/14/17.

Nibya Contreras to Mark X. and Kristen M. De La Garza, 11515 Whisper Cir., San Antonio 78230, Lot 22 Block 7 Whisper Oaks, \$288,000, Book/Page 18902/124, Lender: Nations Reliable Lending LLC: \$288,000 Book/Page 18902/126, 12/18/17.

Pulte Homes of Texas LP to Rafael Barajas and Melissa Anahi Barajas, 12127 Calm Harbor, San Antonio 78253, Lot 2 Block 55 Alamo Ranch, \$287,254, Book/Page 18898/563, Lender: Pulte Mortgage LLC: \$287,254 Book/Page 18898/566, 12/15/17.

KB Home Lone Star Inc. to Doles and Charlene Destin, 338 Anchor Bluff, Universal City 78148, Lot 32 Block 16 KB Kitty Hawk, \$286,330, Book/Page 18897/208, Lender: Assurance Financial Group LLC: \$286,330 Book/Page 18897/211, 12/14/17.

William K. and Carrie S. Steele to Andrew and Laura Rolf, 22003 Hannover Village Dr., Spring 77388; 7506 Bridgewater Dr., San Antonio 78209, Lot 5 Block 9 Northwood Terrace, \$284,800, Book/Page 18898/2353, Lender: eRates Mortgage: \$284,800 Book/Page 18898/2356, 12/15/17.

Jerry L. and Diana K. York to Tyrone Jackson, 15950 Cardinal Pt., Selma 78154, Lot 16 Block 1 Creekside Gardens, \$281,000, Book/Page 18896/1059, Lender: Fairway Independent Mortgage Corp.: \$281,000 Book/Page 18896/1064, 12/14/17.

Calvin Lynn Reed and Kay J. Reed to Simion Termure and Cristina Gina Termure, 9607 Dove Shadow, San Antonio 78230, Lot 6 Block 1 Dove Hill, \$280,800, Book/Page 18899/812, Lender: All Western Mortgage Inc.: \$280,800 Book/Page 18899/816, 12/15/17.

A-Frame Properties LLC to Stephen and April M. Moreno, 13751 Morningbluff, San Antonio 78216, Lot 4 Block 1 Bluffview of Camino Real, \$279,837, Book/

Page 18902/836, Lender: First United Bank & Trust Co.: \$279,837 Book/Page 18902/839, 12/18/17.

Mary L. Duve to Olga Ledford, 2406 Burning Trail St., San Antonio 78232, Lot 18 Block 86 San Pedro Hills, \$278,757, Book/Page 18901/1145, Lender: Nations Reliable Lending LLC: \$278,757 Book/Page 18901/1148, 12/18/17.

Nathan M. and Victoria D. Falk to Robert Tyler and Amber Schreck-Tyler, 26815 Tulip Meadow, Boerne 78015, Lot 15 Block 12 Fallbrook, \$276,000, Book/Page 18899/2043, Lender: Bank of America NA: \$276,000 Book/Page 18899/2047, 12/15/17.

Weekley Homes LLC to Ernesto D. and Estelita V. Casiano, 12032 Garden Shoot, Schertz 78154, Lot 71 Block 3 Crossvine, \$275,551, Book/Page 18896/911, Lender: Priority Home Mortgage LP: \$275,551 Book/Page 18896/914, 12/14/17.

Samuel Jr. and Ines M. Garcia to Ignacio Lopez and Sothy Nim, 8707 Stoney Brook Dr., Universal City 78148, Lot 13 Block 104 Heritage Hills, \$275,000, Book/Page 18901/1447, Lender: HomeBridge Financial Services Inc.: \$275,000 Book/Page 18901/1450, 12/18/17.

Rolando R. Sr. and Amy A. Villarreal to Pamela V. Rodriguez, 10623 Ashwell, Helotes 78023, Lot 12 Block 2 Iron Horse, \$274,928, Book/Page 18897/1722, Lender: Loan Simple Inc.: \$274,928 Book/Page 18897/1726, 12/15/17.

M/I Homes of San Antonio LLC to Jason Paul Gumataotao, 13343 Colorado Parke, San Antonio 78254,

Lot 15 Block 4 Remuda Ranch South, \$273,936, Book/Page 18900/91, Lender: M/I Financial LLC: \$273,936 Book/Page 18900/95, Lender: Bank of New York Mellon Trust Co. NA: \$10,957 Book/Page 18900/115, 12/18/17.

Gehan Homes Ltd. to Jeremy Sherrod Erving and Kevonda Grace Erving, 319 Clorinda, San Antonio 78253, Lot 11 Block 35 Bella Vista, \$273,909, Book/Page 18897/2311, Lender: Brookhollow Mortgage Services Ltd.: \$273,909 Book/Page 18897/2315, 12/15/17.

Castlerock Communities LP to David A. and Marites N. Graves, 8906 Palmetto Park, Converse 78109, Lot 25 Block 42 Parc at Escondido, \$272,740, Book/Page 18899/165, Lender: InterLinc Mortgage Services LLC: \$272,740 Book/Page 18899/180, 12/15/17.

Clarence D. Jr. and Sharon Marshall to Jerry R. Kelley, 8939 Rachels Branch, San Antonio 78254, Lot 14 Block 13 Braun Oaks, \$271,679, Book/Page 18901/2106, Lender: Legacy Mutual Mortgage: \$271,679 Book/Page 18901/2109, 12/18/17.

Michael Brandon Loomis and Melanie Joy Loomis to Mitchell Diamond, 25219 Lost Arrow, San Antonio 78258, Lot 10 Block 6 Arrowhead Townhouse, \$271,600, Book/Page 18896/636, Lender: Goldwater Bank NA: \$271,600 Book/Page 18896/639, 12/14/17.

Ronald and Catherine J. Rising to Raul Barajas-Ruegza and Maria Elena De Anda Gutierrez, 19215 W. Birdsong, San Antonio 78258, Lot 16 Block 2

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LEADS

Gardens at Sonterra, \$270,750, Book/Page 18899/61, Lender: Caliber Home Loans Inc.: \$270,750 Book/Page 18899/65, 12/15/17.

Jimmy R. and Minnie L. Jones to Russell Brett Wiley and Geraldine A. Wiley, 17323 Garwood Chase, San Antonio 78247, Lot 10 Block 63 Stuebing Ranch, \$270,000, Book/Page 18900/1909, Lender: CMG Financial: \$270,000 Book/Page 18900/1913, 12/18/17.

Continental Homes of Texas LP to Miroslaw Zuczkiewicz and Taeko Hanashiro, 5814 Couble Falls, San Antonio 78253, Lot 26 Block 46 Alamo Ranch, \$269,861, Book/Page 18901/1097, Lender: DHI Mortgage Co. Ltd.: \$269,861 Book/Page 18901/1100, 12/18/17.

Continental Homes of Texas LP to Daniel Thomas Evans and Jaime Evans, 5824 Couble Falls, San Antonio 78253, Lot 24 Block 46 Alamo Ranch, \$268,161, Book/Page 18902/1309, Lender: DHI Mortgage Co. Ltd.: \$268,161 Book/Page 18902/1312, 12/18/17.

Bradley Scott McNary and Rachel S. McNary to Royden A. and Monica Jeffries, 11011 Rocky Trl., San Antonio 78249, Lot 70 Block 1 Oaks of French Creek, \$264,000, Book/Page 18900/2328, Lender: J.G. Wentworth Home Lending LLC: \$264,000 Book/Page 18900/2331, 12/18/17.

Nicolas Ferrara and Sharon Gail Ferrara to Edward F. Kintigh II and Denise F. Ostlund-Kintigh, 1014 Midnight Dr., San Antonio 78260, Lot 12 Block 66 Timberwood Park, \$263,621, Book/Page 18896/954, Lender: AmeriFirst Financial Inc.: \$263,621 Book/Page 18896/957, 12/14/17.

Newleaf Homes LLC to Manolito Canilang Pimentel and Liza E. Pimentel, 5007 Thymus Dr., San Antonio 78245, Lot 12 Block 51 West Pointe Gardens, \$263,250, Book/Page 18898/632, Lender: Cornerstone Home Lending Inc.: \$263,250 Book/Page 18898/635, 12/15/17.

Humberto Valadez Martinez and Rocio Jimenez Beltran to Cynthia Taylor, 2203 Pipestone Dr., San Antonio 78232; 18723 Redrock Creek, San Antonio 78259, Lot 2 Block 7 Redland Woods, \$263,156, Book/Page 18900/447, Lender: Benchmark Mortgage: \$263,156 Book/Page 18900/451, 12/18/17.

Kenneth T. and Allison G. Sumners to Danielle Nicole Hart, 150 Red Hawk Ridge,

San Antonio 78258, Lot 21 Block 32 Park at Hardy Oaks, \$262,575, Book/Page 18896/1867, Lender: USAA Federal Savings Bank: \$262,575 Book/Page 18896/1870, 12/14/17.

Isidro Refugio Ruiz and Brenda Cristina Rodriguez-Blackaller to Aldo Adrian Garza and Janeth Villarreal-Valdes, 510 Roble Fino, San Antonio 78258, Lot 62 Block 7 Oaks at Sonterra, \$261,250, Book/Page 18901/16, Lender: Caliber Home Loans Inc.: \$261,250 Book/Page 18901/20, 12/18/17.

LNP Investments Inc. to Ronald R. and Judith Vansell, 5715 Southern Oaks, San Antonio 78261, Lot 14 Block 6 Wortham Oaks, \$261,250, Book/Page 18901/2374, Lender: Quicken Loans Inc.: \$261,250 Book/Page 18901/2377, 12/18/17.

Gloria Martinez to Shannon McCarthy, 20437 Wild Springs Dr., San Antonio 78258, Lot 20 Block 7 Big Springs, \$260,910, Book/Page 18897/456, Lender: Gold Financial Services: \$260,910 Book/Page 18897/460, 12/14/17.

Rogelio and Felicia R. Canales to John Anthony Ramos and Viridiana M. Ramos, 24535 Arrow Canyon, San Antonio 78258, Lot 18 Block 3 Mount Arrowhead, \$260,700, Book/Page 18898/1500, Lender: PrimeLending: \$260,700 Book/Page 18898/1504, 12/15/17.

Robert Roudabush to Denise L. Price, 3211 Britt Ln., San Antonio 78247, Lot 23 Block 101 Redland Ranch Estates, \$260,000, Book/Page 18902/1853, Lender: Network Funding LP: \$260,000 Book/Page 18902/1856, 12/18/17.

David H. Silvera and Judith A. Perry to Paul A. Santos and Maria E. Villarreal, 16707 Worthington, San Antonio 78248, Lot 14 Block 7 Inwood Village, \$258,080, Book/Page 18902/1500, Lender: JP Morgan Chase Bank NA: \$258,080 Book/Page 18902/1503, 12/18/17.

Continental Homes of Texas LP to Erik J. and Monica M. Booher, 5831 Couble Falls, San Antonio 78253, Lot 5 Block 47 Alamo Ranch, \$257,787, Book/Page 18897/919, Lender: Navy Federal Credit Union: \$257,787 Book/Page 18897/923, 12/14/17.

Jorge A. Garcia and Janet Kettlewell-Garcia to Edmund and Christine Dohoney, 15114 Grayoak Forest, San Antonio 78248, Lot 8 Block 1 Oakwood, \$256,000, Book/Page 18896/123, Lender: Morgan Stanley

Private Bank NA: \$256,000 Book/Page 18896/126, 12/14/17.

Meritage Homes of Texas LLC to Matthew David Greniger, 10230 Meadow Lark, Converse 78109, Lot 11 Block 18 Rolling Creek, \$255,375, Book/Page 18900/131, Lender: LoanDepot.com LLC: \$255,375 Book/Page 18900/135, 12/18/17.

National Residential Nominee Services Inc. to Jason N. and Rebecca G. Parker, 17327 Comanche Bluff, Helotes 78023, Lot 19 Block 4 San Antonio Ranch New Community, \$255,290, Book/Page 18900/1850, Lender: InterLinc Mortgage Services LLC: \$255,290 Book/Page 18900/1854, 12/18/17.

Joseph B. and Patrice L. Calomeni to Jeffrey and Lisa Wiedenfield, 2003 Cotton Trl., San Antonio 78212; 1107 Belclaire, San Antonio 78258, Lot 48 Block 11 Vineyard, \$255,200, Book/Page 18898/2437, Lender: PNC Mortgage: \$255,200 Book/Page 18898/2441, 12/15/17.

Continental Homes of Texas LP to Mark A. and Shrelle Johnson, 10702 Branded Hollow, San Antonio 78254, Lot 10 Block 12 Tausch Farms, \$250,267, Book/Page 18895/2220, Lender: DHI Mortgage Co. Ltd.: \$250,267 Book/Page 18895/2223, 12/14/17.

Michael Beckstead and Amanda Sharpe to Venisha G. Dupree, 306 Army Blvd., San Antonio 78215, Lots

15/16 Block 1 Narcissa Place, \$250,000, Book/Page 18901/157, Lender: AmeriFirst Financial Inc.: \$250,000 Book/Page 18901/160, 12/18/17

Releases of Federal Tax Liens

These are releases of liens filed by the state for unpaid income, sales and use, payroll or county taxes. These are also recorded with the County Clerk. Published are releases of liens against business for \$5,000 or more. The data appears in the following order: taxpayer's name, address, amount of lien, type of lien (if available), book/page

number and recording date. The information below is available on disk or via email. Call 877-593-4157

Pasani USA LLC, 20770 Hwy. 281 #108-494, San Antonio 78258, \$44,729, (1120), Book/Page 18915/1447, 12/27/17.

Ronald Rogers, 20036 Bluehill Pass, Helotes 78023, \$12,685, (CIVP), Book/Page 18915/1449, 12/27/17.

Stacey M. Hickman/Select Transmission Automotive, 10505 O'Connor Rd. #7, Live Oak 78233, \$30,370, (941), Book/Page 18915/1457, 12/27/17.

Releases of State Tax Liens

HJDJ American Lube Supply Inc., 17321 Bell North Dr., Schertz 78154, \$7,139, (franchise), Book/Page 18919/2027, 12/28/17.

Trump Equipment Holdings LLC, 4941 Emil St., San Antonio 78219, \$11,974, (franchise), Book/Page 18919/2028, 12/28/17.

Jreissat Investment Group LLC, 203 N. Loop 1604 W., San Antonio 78232, \$15,093, (limited sales excise & use), Book/Page 18919/2031, 12/28/17.

Sales Tax Permits

A listing of Sales Tax Permits applied for by Bexar County businesses through the Texas Comptroller of

Public Accounts. Permits are listed alphabetically by business type along with the following information: business names, addresses, ZIP codes, business type and contact names. This information (plus phone numbers) is available via e-mail subscription. Call 877-593-4157 for average counts and cost information.

Boral Material Technologies LLC, 45 NE Loop 410 #700, San Antonio 48216, \$5,286, (limited sales excise & use), Book/Page 18914/1644, 12/26/17.

JPM Communications LLC, 823 Hoefgen Ave., San Antonio 78210, \$6,246, (franchise), Book/Page 18919/2012, 12/28/17.

LTD Financial Services LP, 7322 Southwest Fwy.

LEGALS

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF MARY C. WERNER, as Guardian of Person and Estate of Sallie M. Kelly, Incapacitated.

Pending in the Probate Court No. 2 of Bexar County, TX., in Matters of Cause No. 2017-PC-2320.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 8th day of December, 2017, in the Probate Court No. 2 of Bexar County, TX., the undersigned duly qualified as the Guardian of Person and Estate the Sallie M. Kelly, Incapacitated.

Notice is hereby given that Original Letters Testamentary of this Estate were granted and this is to notify all persons having claims against said estate that they are required 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.

MARY C. WERNER, Guardian of Person and Estate of Sallie M. Kelly, Incapacitated. Address: c/o Lacey Ashworth Barriga, Attorney at Law, P.O. Box 782326, San Antonio, TX, 78278. Dated at San Antonio, Texas, December 8, 2017.

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NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF STEVEN A. VALERIO, as Independent Executor of the Estate of Lela Valerio AKA Lela C. Valerio, Deceased.

Pending in the Probate Court No. 2 of Bexar County, TX., in Matters of Cause No. 2017-PC-4180.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 2nd day of January, 2018, in the Probate Court No. 2 of Bexar County, TX., the undersigned duly qualified as the Independent Executor of the Estate of Lela Valerio AKA Lela C. Valerio, Deceased.

Notice is hereby given that Original Letters Testamentary of this Estate were granted and this is to notify all persons having claims against said estate that they are required 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.

STEVEN A. VALERIO, Independent Executor of the Estate of Lela Valerio AKA Lela C. Valerio, Deceased.

Address: c/o Jack L. Hunter, Attorney at Law, 2702 Treble Creek, San Antonio, TX, 78258. Dated at San Antonio, Texas, January 2, 2018.

1/12

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF MARY C. WERNER, as Guardian of Person and Estate of James J. Kelly, Incapacitated.

Pending in the Probate Court No. 2 of Bexar County, TX., in Matters of Cause No. 2017-PC-2345.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 8th day of December, 2017, in the Probate Court No. 2 of Bexar County, TX., the undersigned duly qualified as the Guardian of Person and Estate the James J. Kelly, Incapacitated.

Notice is hereby given that Original Letters Testamentary of this Estate were granted and this is to notify all persons having claims against said estate that they are required 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.

MARY C. WERNER, Guardian of Person and Estate of James J. Kelly, Incapacitated.

Address: c/o Lacey Ashworth Barriga, Attorney at Law, P.O. Box 782326, San Antonio, TX, 78278.

Dated at San Antonio, Texas, December 8, 2017.

1/12

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT OF TERRY LYNE RYAN, as Independent Executrix of the Estate of Sandra Earline Emmerson, Deceased.

Pending in the Probate Court No. 2 of Bexar County, TX., in Matters of Cause No. 2017-PC-4224.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

WHEREAS, on the 2nd day of January, 2018, in the Probate Court No. 2 of Bexar County, TX., the undersigned duly qualified as the Independent Executrix of the Estate of Sandra Earline Emmerson, Deceased.

Notice is hereby given that Original Letters Testamentary of this Estate were granted and this is to notify all persons having claims against said estate that they are required 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.

TERRY LYNE RYAN, Independent Executrix of the Estate of Sandra Earline Emmerson, Deceased.

Address: c/o Jack L. Hunter, Attorney at Law, 2702 Treble Creek, San Antonio, TX, 78258.

Dated at San Antonio, Texas, January 2, 2018.

1/12

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