

CLERK OF THE COURT
TABATHA FERGUSON
BOSQUE COUNTY CLERK
MERIDIAN, TEXAS

ATTORNEY FILING
PATRICIA FERGUSON
815 W 5TH ST
Clifton, TX 76634

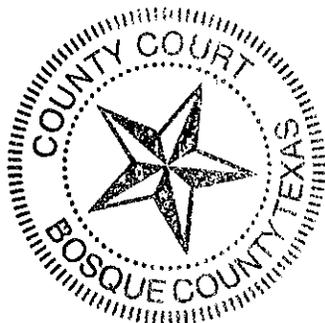
THE STATE OF TEXAS

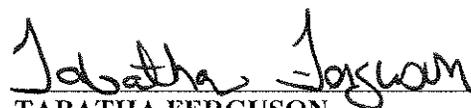
TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES WILLIS PITTS, deceased, Docket No. P08322 County Court Bosque County, Texas, CAROL ANN PITTS filed in the County Court of Bosque County, Texas, on the 23rd day of SEPTEMBER, 2020 an APPLICATION FOR PROBATE OF WILL AS MUNIMENT OF TITLE. Said application will be heard and acted on by said Court no earlier than 10:00 am on the first Monday next after the expiration of ten days, from the date of posting this citation, the same being the 05th DAY OF OCTOBER, 2020 at the County Courthouse in MERIDIAN, TEXAS.

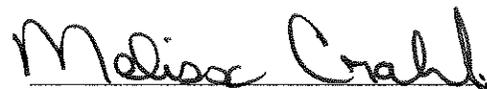
All persons interested in said estate are hereby cited to appear before said Honorable Court at said above mentioned time and place by filing a written answer contesting such application should they desire to do so.

The officer executing this citation shall post the copy of the citation at the Courthouse Door of the county in which proceedings are pending, or at the place in or near said Courthouse where public notices customarily are posted, for not less than 10 days before the return day thereof, exclusive of the date of posting and return the original copy of this citation to the Clerk stating in a written return thereon the time when and the place where he posted such copy.

GIVEN UNDER MY HAND AND THE SEAL OF SAID COURT in Meridian, Texas. This the 23rd day of SEPTEMBER, 2020.




TABATHA FERGUSON
Bosque County Clerk


Deputy

OFFICER'S RETURN ON CITATION

Came to hand on the 23 day of Sept, 2020, at
1:00 o'clock P M. and executed on the 23 day of SEPT, 2020
by posting a copy of the within citation for ten days, exclusive of the day of posting,
before the return day hereof, at the County Courthouse door of Bosque County,
Texas, or at the place in or near the said courthouse where public notices customarily are
posted, that is from 9/23, 2020, through 10/5,
2020 inclusive.


CONSTABLE
BOSQUE COUNTY, TEXAS

Printed name: Scott Ferguson

No. _____

ESTATE OF § IN THE COUNTY COURT
JAMES WILLIS PITTS, § OF
DECEASED § BOSQUE COUNTY, TEXAS

**APPLICATION FOR PROBATE OF WILL
AS MUNIMENT OF TITLE**

To the Honorable Judge of the Court:

Carol Ann Pitts, *Applicant*, furnishes the following information to the Court for the probate of the Will of James Willis Pitts, *Decedent*, as a Muniment of Title:

1. Applicant is an individual interested in this Estate domiciled and residing at 5220 FM 219, Clifton, Bosque County, Texas 76634. The last three digits of Applicant's social security number and driver's license are 596 and 210, respectively.

2. Decedent died on July 18, 2020 at Goodall-Witcher Nursing Facility in Clifton, Bosque County, Texas, at the age of 78 years. Decedent's domicile on the date of death was 5220 FM 219, Clifton, Bosque County, Texas 76634. The last three digits of Decedent's Social Security number are 610. He no longer has a driver's license.

3. This Court has jurisdiction and venue because Decedent was domiciled in Texas and had a fixed place of residence in this County on the date of death.

4. Decedent owned real and personal property generally described as homestead and other real estate, bank accounts, a vehicle, household goods and personal effects, with a probable community value of less than \$1,000,000.00. Decedent's real estate is described in the following deeds:

209.5 acres of land out of the O. Thomason Survey A0833, T. Thomason Survey A0978, C. Dahl Survey A1049, N. Larson Survey A1058 and the A. G. Compton Survey A0155, Bosque County, Texas, being the same land described in an April 14, 1987, deed from Orville & Clarice Bronstad to James Willis Pitts and

Carol Ann Pitts, recorded in Volume 310, Page 374 of the Bosque County Official Public Records; and

37 acres out of the N Larson Survey A-1058, Bosque County, Texas, being the same land described in a March 16, 2004, deed from Frances Seljos and Marcie Gillaspie to James Pitts and Carol Ann Pitts, recorded in Volume 559, Page 644 of the Bosque County Deed Records.

5. Decedent did not apply for and receive Medicaid benefits on or after March 1, 2005.

6. Decedent left a valid Will dated September 19, 1995, which was never revoked and is filed with this Application. On that date Decedent was over the age of eighteen years and of sound mind.

7. The subscribing witnesses to the Will were Steve Robertson and Jane Rhodes, both of whom currently reside near Clifton in Bosque County, Texas. The Will was self-proved in the manner prescribed by law.

8. Decedent was married only once and then to Applicant. Of this marriage, only two children were born: **Lauri Carol (Pitts) Aars**, currently an adult residing at 7047 FM 219, Clifton, Texas 76634; and **Barry Joe Pitts**, currently an adult residing at 166B PR 4151, Clifton, Texas 76634. No other child was ever born to Decedent, adopted by Decedent or taken into Decedent's home with the understanding of adoption.

9. Neither the State of Texas nor a governmental agency nor a charitable beneficiary is a Will beneficiary. The sole beneficiary is the testamentary trust described in Decedent's Will, which will be known as the *James Willis Pitts Testamentary Trust*. The Co-Trustees of the Trust are Decedent's children, Lauri Carol Aars and Barry Joe Pitts.

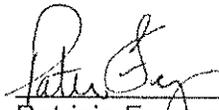
10. There are no debts owed by Decedent.

11. Applicant is James Willis Pitts' surviving spouse and the named Independent Executor in the Will.

12. Pursuant to *Texas Estates Code Section 256.052(b)*, no information required for this Application has been omitted.

Applicant prays that citation issue as required by law to all persons interested in this estate, that the Will be admitted to probate as a muniment of title without administration, that the Court waive the requirement of filing an affidavit under *Texas Estates Code Section 257.103(c)*, and that the Court enter all other orders as it may deem proper.

Respectfully submitted,

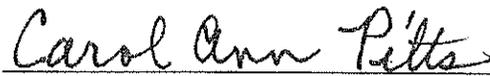


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815 West 5th Street
Clifton, Texas 76634-1519
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Facsimile: 254-675-4567

Verification

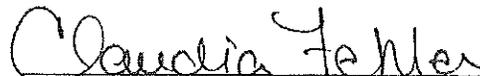
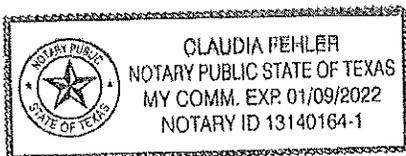
STATE OF TEXAS
COUNTY OF BOSQUE

BEFORE ME, the undersigned authority, on this day personally appeared **Carol Ann Pitts**, and being first duly sworn, having read this Application, declares that the statements contained in this *Application For Probate of Will as Muniment of Title* are true and correct.



Carol Ann Pitts

SUBSCRIBED AND SWORN TO BEFORE ME on September 22, 2020, to certify which witness my hand and seal of office.


Notary Public, State of Texas