

CLERK OF THE COURT
TABATHA FERGUSON
BOSQUE COUNTY CLERK
P O BOX 617
MERIDIAN, TX 76665

ATTORNEY FILING
JON R. KER
P.O. BOX 1087
HEWITT, TEXAS 76643

THE STATE OF TEXAS

TO ALL PERSONS INTERESTED IN THE PROBATE OF **BEVERLY ANN MCLEMORE** Docket No **P08403**, County Court At Law Bosque County, Texas.

CURTIS MCLEMORE, Applicant, filed in the County Court at Law of Bosque County, Texas, on the **01st DAY OF APRIL, 2022**, an **APPLICATION FOR ORDER TO SELL REAL PROPERTY**.

Description:

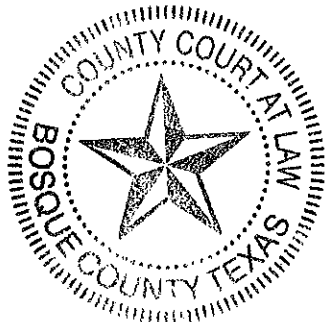
1002 W 3rd Street, 431 Ridgeview, 315 N Ave. S, 218 S Ave. E, 1715 Walnut, 1911 Walnut, 314 N Ave. T and 904 N Ave. F

(1/2%) Interest of each property with the exception of 314 Avenue T which was the separate property of Beverly McLemore.

Anyone opposing the above sale has the right under Section 1158.254 of the Estate Code to file such opposition in writing with the clerk of the court. Such opposition must be filed by said the **First Monday next after the expiration of ten days** from the date of posting this citation, the same being the **18th DAY OF APRIL, 2022**, at the County Clerk's Office, 110 South Main, Meridian, Texas.

The officer executing this citation shall post the copy 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 at office in Meridian, Texas, this the **04th DAY OF APRIL, 2022**.



Tabatha Ferguson

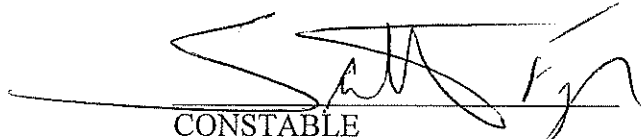
TABATHA FERGUSON
BOSQUE COUNTY CLERK

Melissa Crabb

Deputy

OFFICER'S RETURN ON CITATION

Came to hand on the 4 day of April, 2022, at
11:40 o'clock A.M. and executed on the 4 day of April, 2022
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 4/4, 2022 through 4/18,
2022, inclusive.


CONSTABLE
BOSQUE COUNTY, TEXAS

Printed name: SCOTT Ferguson

NO. P08403

IN THE ESTATE OF	§	COUNTY COURT AT LAW
	§	
BEVERLY ANN McLEMORE	§	OF
	§	
DECEASED	§	BOSQUE COUNTY, TEXAS

APPLICATION FOR ORDER TO SELL REAL PROPERTY

COMES NOW the Administrator of this Estate, by and through his counsel of record, and moves the Court for an Order allowing the sale of real property of the Estate pursuant to § 356.251, et seq. Texas Estates Code, and for good cause would show unto the Court the following:

1. The real property sought to be sold is listed on attached Exhibit A. The Estate has a one-half (1/2) interest in each of the properties with the exception of 314 Avenue T which was the separate property of Beverly McLemore
2. There are no debts owed by the Estate other than the fees and expenses associated with the administration of the Estate.
3. No beneficiary of the Estate has indicated an interest or desire to acquire any of the real properties of the Estate.
4. Attached hereto as Exhibit B is a copy of the estimation of values of each of the properties made by Richard Major of Keller Williams Realty. The sales price for each property as shown on Exhibit A exceeds the estimated price determined by Mr. Major. Each property was offered for bid to the highest bidder to be sold "as is" with all faults and without warranty expressed or implied as to suitability for any purpose or habitability.
5. No realtor was engaged to sell the properties in order to minimize the expense of

Exhibit A

<u>Property Locations</u>	<u>Sale Prices</u>
1002 W. 3 rd St.	\$ 99,000.00
431 Ridgeview	190,700.00
315 N Ave S	57,000.00
218 S, Ave. E	110,100.00
1715 Walnut	96,000.00
1911 Walnut	106,000.00
314 N. Ave T	140,000.00
904 N. Ave F	170,000.00

EXHIBIT "B"

Address	Estimated Price	Price Range	Status	Notes
1002 W 3rd St	\$ 85,000	\$67k- \$95k	Occupied	Tenant stated she would like to purchase but wasn't sure if she could get approved for financing
1715 Walnut	\$ 60,000	\$55k- \$65k	Occupied	Unable to access this property. Bad phone number and no answer at the door after multiple attempts
1911 Walnut	\$ 80,000	\$70k- \$89k	Vacant	Unable to access this property. Finally reached Donald Reed on 12/9 via text messaging, he said he has moved his mother out and still has the keys. I'm attempting to get the keys from him but he has since become unresponsive.
218 S Avenue E	\$ 45,000	\$40k- \$50k	Vacant	
314 N Avenue T	\$ 86,000	\$78k- \$89k	Occupied	Unable to access this property. No phone number and no answer at the door after multiple attempts
315 N Avenue S	\$ 37,000	\$25k- \$45k	Occupied	Tenant stated she would like to purchase but wasn't sure if she could get approved for financing
431 Ridgeview	\$ 150,600	\$135k- \$160k	Vacant	
904 N Avenue F	\$ 110,000	\$100k- \$115k	Vacant	